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Subject: June newsletter from StQW Forum and St Helens RA

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St Helens Residents Association

St Quintin and Woodlands Neighbourhood Forum

This June newsletter is early in the month, to let you know the outcome of our AGM on May 30th and of a new planning application in Latimer Road. The slides used at the meeting are available on the StQW Forum website at this [link](#)

Elections to StQW and SHRA management committees

The following were elected as SHRA management committee members:

Henry Peterson (Chair), Maggie Tyler (Treasurer), Tania Martina (Secretary), Jenny Harborne, Catherine Mannheim, David Marshall, Fiona Withey, Stephen Duckworth, Pat Healy.

The following were elected as StQW management committee members:

Henry Peterson (Chair), Jenny Harborne, Fiona Withey, David Marshall, Steve Divall, Peter Chapman, Pat Healy.

Update on local planning issues

This update to the AGM included the latest position on development at Kensal Canalside, the HS2/Queen Elizabeth Line station at Old Oak Common, and another development in Scrubs Lane (Mitre Wharf). We will send in an objections to the latter, on the grounds of lack of shops and other facilities for high density living in 'car-free' housing (i.e. no residents permits).

Our main discussion was on Latimer Road, and the question of whether or not the street should in future fall within those areas of the Borough covered by an 'Article 4 Direction' removing national permitted development rights. This is a dry subject but important for those interested in what sort of development takes place in the street. These PD rights allow for change of use of existing premises from commercial to housing floorspace, within existing buildings. New developments or physical alterations need full planning permission. This 'planning flexibility' forms part of the Government's measures for recovery from the pandemic.

In February, RBKC was instructed by Ministers to minimise the coverage of the 'whole Borough' Direction which has been in place since 2013. Other central London Boroughs have had to do the same, and to justify to Government why these planning flexibilities are causing 'unacceptable harm' in the form of damaging loss of retail and office floorspace to housing use.

The final decisions on this issue will be made by the Department of Levelling Up, Housing and Communities (DHLUC) and not by RBKC. The Council is not holding a consultation on this issue, but as a designated neighbourhood forum RBKC planning officers accept that our views are likely to influence the outcome in relation to Latimer Road.

The slides shown at our AGM set out the implications of staying within a reduced set of 'Article 4 areas' or becoming a street without such a Direction (as will be the case in future for much of the Kensington, outside the main commercial areas of Kensington High Street and Knightsbridge).

Following a lengthy discussion with many contributions from members, there was a hand vote on two options presented on the slides.

A. Include Latimer Road under a new Article 4 Direction

B. Say to RBKC/DLUHC that Latimer Road should be left outside the new A4D areas

With around 40 members present, there was a strong majority for Option B with three votes for Option A and some abstentions. This outcome will be communicated to the Council and to

DHLUC, as input to ongoing discussions between these two bodies. It is a complex issue and if members want further background, please email sthelensasn@aol.com in the next few days. Final decisions lie with the Government Department rather than with RBKC.

Proposed redevelopment of Ivebury Court, Latimer Road

A new planning application in Latimer Road was also discussed. This is for a redevelopment of the existing building at Ivebury Court, one of the four office buildings at the southern end of the western side of Latimer Road. These offices back onto the Imperial campus across the railway line, and face other commercial buildings rather than houses.

The proposals are for a mixed use redevelopment, with 5 floors and setback top floor. The housing element would be 9 flats, above offices and two retail units on the ground floor. The application is for full planning permission with a **closing date for comments of 24th June**. The reference is PP/22/03115 at www.rbkc.gov.uk under Planning and Building Control/Planning applications (the website does not allow for a published link).



Current RBKC Local Plan policy requires a 'significant uplift' in the quality and quantity of business use on a site in an Employment Zone, if residential floorspace is to be included. At a time of rapidly rising building costs, financial viability for any form of development in Latimer Road is highly marginal, and this requirement for 'uplifts' in business floorspace tends to lead to taller and bulkier

buildings.

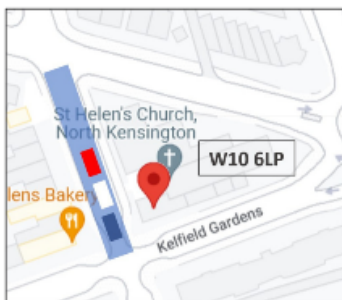
The main concern raised at the AGM (including from Eynham Road) was the building height and the risk of this setting a precedent for this southern part of the street. The RBKC 2021 Design Code for Latimer Road sets a height limit of 4 storeys plus a setback 5th but this Code covers Units 1-14 only.

We tried some years ago to get Mayoral Good Growth funding for an overall masterplan for Latimer Road and North Pole Road, without success. We hope to have further discussions with Latimer Road residents to identify the best balance between commercial and housing floorspace in the street. Policies in the StQW Plan aim to keep businesses and employment use on ground floors but the new wide-ranging 'E class' means that neither RBKC nor StQW policies can control what types of commercial activities take up occupation.

Sunday 5th June 2022

10:30-11:15am Special Sunday Service

Thanking God for the Queen's long reign
and praying for our country and world ...



12-2pm Big Lunch

Celebrating 1952-style: as we
gather on St Helen's Gardens and
either bring food/drink to eat and
to share or buy from the shops and
cafés.

www.sthelenschurch.org.uk/jubilee

St Helens Gardens Streetscape improvements

The set of improvement works as discussed at our June 2021 meeting will start on June 20th,
with some initial drainage works in St Quintin Avenue taking place from June 6th.

A notification letter from RBKC will go out to those in the immediate area.

Funding available from Neighbourhood CIL

The Community Infrastructure Levy is a fee on new development, collected by local authorities. A 'neighbourhood element' (15% of the total) is made available by RBKC for bids from local community organisations.

As an area with a neighbourhood plan in place, the StQW area receives a 25% rather than 15% allocation. RBKC has published details of the 2022 bidding round which sets allocations for CIL funds as below. These sums remain a lot lower than for those wards in those parts of the Borough which see high levels of new development (£1.8m is the NCIL total available in Brompton and Hans Town).

Dalgarno ward £79,444

St Helens ward £59,760

StQW neighbourhood area £16,155

Suggestions for bids included speed indicator signs in St Quintin Avenue and at Mitre Way (alongside Little Wormwood Scrubs). The annual bidding round for 2022 closes on July 5th. All bids are reviewed by ward councillors. Any ideas and suggestions would be welcome at sthelenssn@aol.com.

Proposed underpass beneath Wood Lane and Latimer Road

It is nearly a decade since Imperial College signed up to a S106 agreement with LB Hammersmith & Fulham, to construct a pedestrian/cycle underpass between the Imperial campus and the southern end of Latimer Road. This was meant to be the main 'community benefit to mitigate the impact of the development on the surrounding area. Despite efforts by RBKC, Westway Trust and StQW to have a further project meeting convened, there had been no signs of progress in the last 18 months.

We continue to chase Imperial regularly for a timetable for completion of the underpass. We need to raise the profile on failure to deliver a project with the College says it remains committed to. If any of you have contacts with members of the [College Council](#), please contact sthelenssn@aol.com.

The Old Oak Neighbourhood Forum is similarly unhappy with Imperial about the College's proposals to add three more towers of over 50 storeys to the 'North Acton Cluster'. This will further damage the skyline from the Scrubs. A massive commercial development project of this kind, with no academic content whatsoever, seems an inappropriate and high risk venture for a university. Who foots the bill if it goes wrong? Our old website at www.imperialfolly.org.uk has been repurposed to give more background and to encourage objections.

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