

JUNE 2024 NEWSLETTER FROM StQW FORUM ABD ST HELENS RA

From: Henry Peterson (sthelensassn@137052101.mailchimpapp.com)

To: sthelensassn@aol.com

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St Helens Residents Association St Quintin and Woodlands Neighbourhood Forum

AGM of the forum and residents association

Our AGM will be held at **8pm on Wednesday 10th July at St Helens Church hall**. The provisional agenda is below. This includes several current local issues. We will try to keep the meeting to no more than an hour and end with a glass of wine and a chance to chat with neighbours.

The minutes of our 2023 AGM held on June 8th are on the StQW website at this [link](#). These include a list of current StQW committee members (including the 5 new members elected last year) along with a membership list of the SHRA committee.

Most of the current 12 StQW committee members are standing for re-election for a further year. There are likely to be two vacancies, following resignations as a result of ill health. If any members would like to stand for election to the committee please email sthelensassn@aol.com with a brief CV so that this can be circulated in advance of the meeting (as we did last year).

Agenda

1. Minutes of 2023 AGM and matters arising.
2. Election of chair and members of management committees of the StQW Neighbourhood Forum and St Helens Residents Association
3. Decision on whether to drop '*and Woodlands*' from the title of the Forum (RBKC agreed this potential change as part of last autumn's redesignation of the Forum from 2023 to 2028).
4. Report back from Stephen Duckworth on a meeting he held with the NHS West Hill Primary Care Network. This PCN covers about half the practices in North Kensington and plays an important role in decisions on changes to GP surgery appointment systems.
5. Our views on proposals for redevelopment of Unit 9 Latimer Road (no planning application yet submitted).
6. Our views on an application to re-licence 274 Latimer Road as a pub (to be called the Volunteer).
7. Update on the Imperial College project for an underpass between Wood Lane and Latimer Road.
8. Update on new and refurbished building at Memorial Park and use of the 'picnic area' by the tennis courts.
9. Views on holding a September StQW/SHRA garden party at West London Bowling Club.
10. Any other business

As usual there will be slides covering these items and explaining the background and latest position.

Proposals for Unit 9 Latimer Road

Our May newsletter included information on these proposals from developers Rathplace. A consultation website at <https://unit9latimerroad.co.uk/> gave limited details and asked for responses by 17th June to a 'survey' of comments. A consultation at the West London Bowling Club was also held on June 3rd.

As yet no drawings of plans or sections are available from the developers, or from their consultants Concilio (we asked for these, to be told that details are still being worked on). A CGI of the front elevation is reproduced again

below. StQW has not responded to this survey from Concilio, as we don't yet have enough details of the plans and dimensions.



We hope to receive more information before our meeting on the 10th July..

Redevelopment proposals in Latimer Road have been a contentious issue locally for the past decade. We hope that views at our meeting on the 10th will provide guidance on how StQW/SHRA should respond to a planning application.

License application for 274 Latimer Road (the former Ariadne Nektar)

Most of our membership will be familiar with the circumstances which led the closure of the Ariadne Nektar, after its licence was withdrawn by RBKC. Previous newsletters have reported on the sale of the building to a new owner.

Agents for new owners (Wentworth Andersen) were in touch last month to discuss a potential licence application. We learned recently that an application was submitted on June 12th. This can be viewed on the [RBKC pages for applications](#) by clicking on this link with the reference number searching [LICPR/24/344875/01](#).

Previous discussions at our open meetings have concluded that the neighbourhood needs a well managed pub. The situation is complicated by the fact that StQW has previously been assured in writing that the whole building has planning permission only for pub use, with the upper floors as ancillary accommodation (e.g. for a landlord or staff).

When the building was first marketed we pointed out to the agents involved that the upper floors do not have planning consent for use as 'flats' and that marketing material was misleading when the building was offered for sale.

The present position is that the building has been partially refurbished. It appears that the upper floors are intended to become two separate flats.

At our meeting on July 10th, we will need to try to reach a decision on how StQW/SHRA should respond the licence

application. As it happens, this date is the last day for making representations, so we can submit a last minute response. Anyone can meanwhile submit an representation to the Council, giving their views

Do we wish to support a licence application for a ground floor 'drinking establishment' with no food offer (as is being proposed?). Is this a step towards an application for change of use of the upper floors to residential, leaving a small pub which may not be viable?

The whole building is currently registered by RBKC as an Asset of Community Value, following a StQW application in 2019. ACVs are one of several measures used by campaigns in efforts to save pubs (London [lost 46 pubs in 6 months](#) up to September 2023). The initial 5 year period for ACV registration runs until 23/10/2024, so we also need to decide whether to apply to extend this for a further period.

Memorial Park and its new buidings

Long awaited construction and refurbishment of the buildings in Memorial Park has reached the final stages. RBKC advised us recently that *the building works are still on track for completion early August 2024. The sports changing rooms are complete, and the temporary fencing around this building will very soon be removed (the temporary fencing has been protecting the new grass/turf whilst it establishes). The main building and the rest of the work should be complete by early August).*

Planned maintenance work on the A40 Westway

We have been alerted by TfL to the following information

We're making vital investments renewing London's road and railway networks to ensure they remain safe and reliable. As part of this work, we are refurbishing the A40 Westway flyover and will be replacing four joints which support its slip roads between July and October 2024. This critical safety work, which is essential to avoid the risk of serious incidents or unplanned closures, will require some road closures and diversions. We are confident the programme we have set out is the best option and we are working hard to mitigate the potential impacts.

Road closures are essential for this work to take place and have been timed to minimise disruption as much as possible, with the most impactful works to be done during the school summer holidays, when traffic flows into central London are typically 25 per cent lower. We have also rescheduled other major works where possible to minimise disruption further.

This work will be done in two separate phases:

- **Sunday 21 July to Thursday 22 August 2024:** *The eastbound slip road from the Westway Roundabout and the A3220 West Cross Route southbound between the Westway Roundabout and the Holland Park Roundabout will be closed to all traffic*
- **Monday 2 September to mid-October 2024:** *The westbound on slip from the A3220 West Cross Route to the A40 Westway via the Westway Roundabout will be closed. The A3220 West Cross Route from Holland Park Roundabout to the Westway Roundabout will also be closed to northbound traffic*

Customers should check the TfL website for the latest information, with detailed travel advice on a [dedicated webpage](#), which will be kept updated throughout.

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