

March newsletter from StQW Forum and St Helens RA

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St Helens Residents Association

St Quintin and Woodlands Neighbourhood Forum



A newsletter very late for the month of March, and I will try to send out an April update more promptly..

Impact of the closure of the Westway

Never before have the streets of this neighbourhood become as gridlocked as at peak times since this closure began. Vehicles stationary along the full length of St Quintin Avenue, Highlever Road (southern stretch), Bracewell Road and Brewster Gardens – unable even to turn round and flee the area. The closure is due to stay in place until 'late April'. We can only hope that drivers are learning to avoid these streets for the next month..

The Ballymore 'Project Flourish' application at Kensal Canalside

No change in the position since last month, with the application not yet referred onwards to the Mayor following RBKC's decision last November to grant planning consent. Local residents' groups in North Kensington remain watchful, with a continuing active campaign on social media. This includes crowdfunding for a legal challenge on environmental grounds (the risks involved in an inadequate approach to decontaminating a former gasworks site),

[Keep Kensal Green campaign website](#)

[Instagram reel on site toxicity](#)

[Petition on the harm to Kensal Cemetery](#)

The Keep Kensal Green [crowdfunding website](#)

Objections to the Mayor of London at 'Stage 2' can be sent to the GLA case officer at matthew.woodhead@london.gov.uk. You can ask the Mayor to 'direct refusal' to the application or 'call-in' the proposals so that a public inquiry will be held by the GLA. Please use the heading APPLICATION PP/23/06575 CANAL WAY, SAINSBURYS AND FORMER UTILITIES LAND

The St William proposals

The [application from Berkeley Homes/St William](#) for the western end of the Canalside Opportunity Area has been with the Council since last autumn. StQW/SHRA has worked with the Kensington Society on a detailed objection. The proposals are for up to 891 housing units, hence very high density. The site is at least a 20 minute walk from Ladbroke Grove Underground. Plans for a ped/cycle bridge across the cemetery, as a route to the Overground at Kensal Green, no longer feature.

It is possible that both these developers are trying to renegotiate downwards their proposed S106 contributions on affordable housing. The package of 'emergency measures' to support the housing construction industry in London came into effect last week,

When will Elizabeth Line platforms be operational at Old Oak Common station?

There was some hope that the programme for the HS2 'reset' would allow for the Elizabeth Line platforms at OOC station to come into operation in advance of the HS2 and GWR lines. Residents living on the western side of the Scrubs were recently granted a session with Mark Wild, CEO of HS2.

He could give no date for when the outcome of the reset will be announced. The timing of the announcement is now in the hands of the Department of Transport. Secretary of State Heidi Alexander has asked if further savings could be made on the revised budget, if the HS2 trains were to run at 300 kph rather than 360 kph.

Mark Wild explained that HS2 were still looking at the possibility of earlier opening of the Elizabeth Line platforms, but this would only be by a year or so. Remarkably little news has leaked on the reset outcomes as provided to date by HS2 to Ministers. The construction consortia involved are under tight comms protocols to prevent unauthorised information leaks.

The best guess by locals who are tracking the situation closely is that the station won't come into operation until the late 2030s or even early 2040s. There are still no plans to provide vehicle access to the eastern end of the station from Scrubs Lane.

Residents in East Acton continue to face the prospect of Old Oak Common Lane being closed for up to four years, to lower the road to allow double decker buses to convey passengers south of the rail interchange. Yet there are no passenger forecasts available to update those from 2015 and no evidence that double deckers will even be needed. Despite the HS2 project being cut back north of Birmingham in 2023, the original figure of '250,000 passengers a day' still [remains online.](#)

More parking bays in our streets to have EV chargers

The RBKC transport section is consulting on a series of changes to resident bays in the neighbourhood.

There is not room in this newsletter to show the full details and photos but they are summarised below:

S648 Conversion of two bays to EV charging bay opposite **52 St Helen Gardens**

S639 Conversion of two Pay-by-phone visitor parking spaces to EV charging bays opposite **128**

Pangbourne Avenue

S638 Conversion of two Pay-by-phone visitor parking spaces to EV charging bays opposite **No 130 Oxford Gardens**

S633 Conversion of two Pay-by-phone visitor parking spaces to EV charging bays opposite no.

No 2 Kelfield Gardens.

'Opposite' means outside the property in this context rather than on the other side of the street.

Representations can sent to trafficorders@rbkc.gov.uk or contact Lead Officer Ewan Thomas 07971 026 808 for more information.

The Council's cyber attack – latest update

It has been a long wait for the RBKC online planning system to come back to life and there is now a backlog of 1,700 planning applications and 600 land charge searches. These numbers are gradually reducing as decisions are made and searches processed. Householders have had to be very patient in the meantime. Lack of systems for payments and benefits have caused even greater problems for those who rely on them.

In terms of 'major' applications in the neighbourhood, those for redevelopments at Unit 9 Latimer Road and at Ivebury Court Latimer Road are now 'live' again with public consultation restarted. The consultation period on the new application at Unit 9 has been extended until all the documents are available.

Unit 9 Latimer Industrial Estate [PP/25/06763 Application, Updated 27 Mar 2026 | RBKC Planning Portal](#)

Ivebury Court, 325 Latimer Road [PP/24/04776 Application, Updated 13 Mar 2026 | RBKC Planning Portal](#)

The opening of The Latimer Pub and Dining Room 274 Latimer Road



An opening date of 21st April is still being mentioned online, if the fitting out of the kitchen and ground floor is finished in time. The [website](#) has a sign-up box to receive exclusive offers and updates on the launch. We hope the place will be busy from day one.

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