

St Helens Residents Association

St Quintin and Woodlands Neighbourhood Forum

A busy summer of planning proposals

This newsletter gives an update on current planning and transport issues affecting our neighbourhood. Several proposals are emerging at once, along with the changes brought to St Helens Gardens by the contentious RBKC streetscape scheme. A reminder that May 17th is the closing date for [RBKC's consultation on e-bike parking](#), covered in our last newsletter.

This summer marks the tenth anniversary of the establishment of the St Quintin and Woodlands Neighbourhood Forum. The AGM for the Forum and for St Helens Residents Association will be held on **June 8th at St Helens Church Hall at 7pm. Please note the date.** This will be an important meeting at which we will be electing/re-electing management committee members for both bodies.

There will be some proposed minor changes to the constitutions of both bodies, which will be circulated to members prior to the meeting.

Between now and the AGM we will be also be distributing a leaflet to all 1,700 households within the neighbourhood area. This will give information on the work of the Forum over the past decade, and what has been achieved through having a neighbourhood plan in place.

After our AGM, the Council will be holding a six week public consultation on a second application for 're-designation' of the Forum (a statutory process required every five years, and which was last undertaken in 2018). More details will be included in the formal invitation to the AGM, to be circulated later this month.

Nursery Lane – planning application submitted for a 72 bed private care home

Northcare (Scotland) Ltd held some consultation sessions back in March on proposals to develop the land currently occupied by Mark Enright's garden nursery business at Nursery Lane. The background to this latest attempt to build on this Local Green Space has been covered in previous newsletters. Posts on our website at www.stqw.org give the detail (see the right hand column for new posts).

Savills have now submitted a planning application on behalf of Northcare. Details can be found on the RBKC [online planning register](#) by searching with the reference **PP/23/02302**. A Planning Statement from Savills is accompanied by a report from BNP Paribas on the need for extra care beds in the Borough and a Built Environment and Townscape Assessment by Montagu Evans LLP.

The Statement of Community Involvement, prepared by consultants Concilio, is

surprisingly honest about the results of their webinars, online survey and exhibition. Their report acknowledges that *The vast majority of people did not want to see this site developed. The residents were steadfast in their desire to keep this land in its current condition.*

Now that an application has been submitted, the three sets of pre-application advice provided by RBKC planners to the Northgate team are also available. This RBKC advice has been consistent in saying that officers would not support the proposals if an application were made.

But Savills have a reputation for delivering on behalf of their clients. A decision on the application is by no means a foregone conclusion. The published closing date for responses is **May 26th**. **To comment on the Northcare application you need to do no more than send an email to planning@rbkc.gov.uk quoting PP/23/02302 and giving your full address (which will be redacted before publication).** A first objection from StQW/SHRA has been submitted.

Even a brief email will be of help, for example saying that the land at Nursery Lane is designated as Local Green Space, and that this status remains important to local residents for all three remaining backland sites in our neighbourhood. The basic principle that this is not a piece of land available to build on is the focus of our first objection. Were this site to be developed, the land at the Bowling Club and the Methodist Church site behind Kelfield Gardens would be likely receive renewed interest from developers. Your views on the need for an expensive private care home at Nursery Lane can be added to any objection.

The petition to RBKC organised by the Nursery Gardens Action Group back in 2015 amassed 2,500 signatures. We need to show for a second time that the land is *demonstrably special to the local community*, and unsuitable for a care home unaffordable to all but a few. One day in the future a set of sensible uses for this open space will emerge, compatible with land that remains Local Green Space and ideally with Council support. StQW/SHRA members are not short of ideas (ecology/education centre, city farm, childrens outdoor activities).

Kensal Canalside

Public awareness is growing across North Kensington about the scale and potential impact of the proposals from Ballymore/Sainsburys of their proposed development on the major part of the Kensal Canalside Opportunity Area. Ten years ago RBKC envisaged only 2,000 new homes across the whole area, were there to be no Crossrail station. Now Ballymore/Sainsburys are proposing 2,600 on their part of the site alone, with 3,600 plus as a potential total. This leads to a new high density neighbourhood of around 9,000 new residents with poor access to public transport in a largely car-free development..

Consultation sessions have been being held by the developers in recent weeks. The project is badged as '[Project Flourish](#)'. This website gives details of their 'consultation hub' open on Thursdays to Saturdays from May 12th for 6 weeks at the Canalot building at 222 Kensal Road (check for timings).



After many years of preparation the developers intend to submit their planning application at **the end of July**. The plans involve a new Sainsbury superstore and other commercial space. Earlier posts at www.stqw.org show images of the buildings and the overall layout. A new part of the proposals is to include an area known as 'Plot 6' near the entrance/exit to the site on Ladbrooke Grove.

This land is owned by RBKC and includes Canalside House and the nearby flats at the Boathouse Centre. Negotiations with RBKC are not yet concluded, and we are told that it is down to RBKC to relocate the community groups at Canalside House before a sale. The Peabody tenants at the Boathouse are due to be relocated in the new development.

Under the auspices of Kensington and Chelsea Social Council, community groups and local residents associations campaigning against the density and heights of the Ballymore plans have been meeting to share information. Across the Harrow Road in Brent, the Kensal Triangle RA have posted a highly professional 9 minute video on the plans at [KEEP KENSAL GREEN on Vimeo](#).

Along with the proposals at Earls Court, these two Opportunity Areas are crucial to RBKC meeting its housing targets. But will the schemes emerge as successful examples of implanting whole new communities into the existing fabric of the Borough? Other European cities have managed similar regeneration challenges but London's track record is mixed, from Canary Wharf to Vauxhall/Nine Elms/Battersea. A planning application in late July will follow directly after the public hearings on the RBKC New Draft Local Plan. These hearings will be a final

chance for local groups to question these two sets of proposals in front of a Planning Inspector.

St Helens Gardens streetscape scheme

Serious concerns continue to be raised by local residents about the safety of the new junction layouts at Kelfield Gardens and at St Quintin Avenue. A further review meeting was held on April 27th with RBKC transport officers, St Helens ward councillors, members of the new St Helens Gardens Residents Association and StQW.

RBKC have had an independent 'road safety audit' undertaken. A draft of the resultant report (not yet completed and with RBKC responses to be added) was discussed on April 27th. The next step is for Council officers to come back with proposals for some additional measures.

Officers accept that the 'Copenhagen crossings' at the Kelfield Gardens junctions are not working out as intended, and that behaviours by drivers in real life do not reflect the new rules on pedestrian priority, added last year to the Highway Code. We wait to see what extra measures are proposed and whether these prove to be substantial (such as reinstating kerbs). In the meantime the temporary plastic barriers are back.

Latimer Road latest news

The former Ariadne Nektar pub at 274 Latimer Road (closed since last year and with its name removed from the building) is to [auctioned by Allsop on May 17th](#). The six month moratorium on completion of a sale did not prompt anyone to contact StQW to discuss the status of the property as an Asset of Community Value. This suggests there are few if any interested parties seeking to re-open 274 as a pub/restaurant.

We have been in contact with Allsop in an effort to ensure that the sales particulars give full and accurate information on the planning context of the building. RBKC Local Plan policy is to protect pubs and resist change of use to residential. An application to convert the building to a 'family home' was refused by the Council in 2012.

Anyone buying at auction, with a guide price of £1.25m, is likely to have done some homework on the planning obstacles in achieving 'change of use' from pub to residential. The building has been marketed as a pub with a 'flat' above. After making enquiries, RBKC has told us *We have reviewed the planning history and consider the use of the whole of the property to be a public house, with no separate self-contained flat (C3) on the upper floor.* Any potential local buyers need to take this into account in their auction bid.

This distinction in 'planning use' has played a big part in the campaign by local residents associations to see the Academy at 57 Princedale Road (off Holland Park Avenue) retained as a pub/restaurant. Local residents (with RBKC support) have succeeded in what has become a 7 year planning battle. The property has passed through the hands of successive developers who have failed to achieve change of use and who have lost money in their attempts.

Most of the StQW neighbourhood was built without pubs, the St Quintin family disapproving of alcohol. But in the days when Latimer Road was a thoroughfare between North Pole Road and Norland Place, there were fourteen pubs along this route. [This article](#) from 2020 explains the fate of each over the years and includes the Ariadne as the last (saying *It now cannot be accurately described as a pub and enjoys a 'mixed' reputation operating as a 'Greek restaurant/bar', opening spasmodically at the whim of leaseholder, Dimitri Kotsakis*).

The auction sale on the 17th seems likely to determine the future of the building.

The Council is proving very slow in deciding planning applications for redevelopments at **Ivebury Court** and at **Unit 10** in Latimer Road. The proposals at Ivebury Court was submitted as long ago as May 2022, and the scheme to replace Unit 10 submitted in February 2023. Neither of these planning applications has yet been decided. Apart from a shortage of planning staff at RBKC we do not know the reasons for these delays.

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