

May 2024 newsletter from StQW Forum and St Helens RA

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St Helens Residents Association



St Quintin and Woodlands Neighbourhood Forum

We will be holding an open meeting at the church hall next month to discuss a couple of proposals in Latimer Road (a new licence application at the former Ariadne Nektar pub, and pre-application consultation on plans to redevelop Unit 9).

This will also be the Annual General Meeting of the StQW Neighbourhood Forum and St Helens Residents Association. We will as usual cover other local planning issues, and give an update on the campaign to change 2025 plans by the North West London Integrated Care Board to impose new arrangements for accessing GPs at surgeries across this part of London.

If you have any other local concerns which you would like to see aired at the meeting, please email sthelensasn@aol.com.

Proposals for Unit 9 Latimer Road

Many households in the neighbourhood will have received a flyer with brief details of pre-application consultation on plans for a new mixed-use development the site of Unit 9. The developers are [Rathplace](#) and the architects are [Bureau de Change](#).

This consultation is taking place in advance of an application being finalised and submitted. StQW/SHRA were invited to an initial meeting with the applicants and their team last week. A consultation website for the proposals is now live at <https://unit9latimerroad.co.uk/> This site invites comments from the public.

There will also be a drop-in exhibition of the plans at West London Bowling Club 112A Highlever Road on **Monday 3rd June from 3-7pm.**

The proposals are for seven new flats on the upper floors and four commercial units across the ground and first floor. The scheme will need to meet the requirements of the RBKC Design Code for Units 1-14 and the policies on Latimer Road in the [2018 StQW Neighbourhood Plan](#) (pages 52-59).

As with previous development proposals in Latimer Road, the StQW management committee will listen to views from members at an open meeting, before finalising a response to the RBKC public consultation (which will follow on from this pre-application consultation).

The CGI image below shows the relationship and height of the proposed development as compared with CGI image of the adjacent Unit 10. This development at Unit 10 was granted planning consent by RBKC's Planning

Committee in December 2023 subject to finalising a S106 agreement. We understand that this process is nearing a conclusion.



274 Latimer Road – an application for a new licence is expected shortly

Previous newsletters have reported on the sale of the premises of the former Ariadne Nektar pub to new owners. In March there was coverage in the Metro newspaper on the Allsopps sign painted on the corner of the pub (for which planning permission was obtained). The interior and exterior of the building are currently being refurbished.

Agents for the new owners contacted StQW/SHRA last week to explain that a licence application is being prepared. Many local residents will recall that the Ariadne Nektar lost its licence before the pub closed its doors some years ago.

We understand that the pub will be renamed as The Volunteer and will sell [Allsopps](#) beers. The licence application will undergo public consultation, and we will discuss this at our open meeting. The StQW/SHRA position to date has been that we would like to see the premises re-open as a well-managed and viable pub or pub/bistro. This set of premises is the last pub in the neighbourhood after the North Pole became a Tesco in 2012.



During the period when 274 Latimer Road was on the market, we made clear to the estate agents involved in the sale that the planning position on the pub is that the upper floors are 'ancillary to pub use' and do not have a C3 residential planning consent for use as separate 'flats'.

RBKC confirmed to us a year ago that *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.* The first floor was used as a dining room and kitchen when the property was the Ariadne Nektar. This may become an issue as part of the licence application and is a subject we can discuss at our open meeting before any StQW/SHRA response to the application is submitted to RBKC.

Junction of North Pole Road and Brewster Gardens

The Council's traffic team are consulting on the introduction of double yellow lines at this junction. The details of the hours involved are as below:

Existing Restriction – Single Yellow Line (Hours of control: Monday to Friday 8.30am to 6.30pm and Saturday 8:30am to 1:30pm) Proposed new restriction A) Conversion of single yellow line (hours of control: Monday to Friday 8:30am to 6:30pm and Saturday 8:30am to 1:30pm) to double yellow lines.



Comments on this proposal for double yellow lines can be sent to trafficorders@rbkc.gov.uk. Currently this exit onto North Pole Road is busy at peak hours and enforcement action on parked cars on single yellow lines seems a rare event. This does not help pedestrian safety.

We are still awaiting the installation of a third CCTV camera in North Pole Road, positioned to overlook this junction (which has a history of flytipping). Funding for this was obtained last November through a StQW bid for the Neighbourhood Community Infrastructure Levy (NCIL) allocation for the neighbourhood area. We are following up with the RBKC Community Safety Team.

Nucleo concert in Holland Park 7.30pm on Monday 17th June

We have featured this local charity in previous newsletters. Nucleo offers its 450 students an immersive programme developing both outstanding musical and life skills.

Nucleo's 11th Anniversary Concert will take place on **Monday 17th June** on the Opera Holland Park stage at 7.30pm. Nucleo tell us that *this is always a joyous and inspirational event, this year featuring 300 young people*. Tickets, for which a donation to the charity of £25 each is requested, can be obtained from Jereny Raphaely (jeremy.raphaely@gmail.com).

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