

## May 2026 Newsletter from StQW Forum and St Helens RA

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To: Henrypeterson@aol.com

Date: Sunday, 31 May 2026 at 19:25 BST

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**St Helens Residents Association**

**St Quintin and Woodlands Neighbourhood Forum**



### **Our new ward councillors**

There have been big changes in the political control of London Boroughs following the May local elections. In some boroughs there remains uncertainty as negotiations continue on coalition arrangements. In Kensington and Chelsea the colours on the ward map are back to red and blue in the same wards as after the 2022 elections.

The four new ward councillors in the StQW neighbourhood, with their email addresses, are below:

#### **St Helens ward**

Cllr Lucy Shaw at [Cllr.Lucy.Shaw@rbkc.gov.uk](mailto:Cllr.Lucy.Shaw@rbkc.gov.uk)

Cllr Billy Beckett at [Cllr.Billy.Beckett@rbkc.gov.uk](mailto:Cllr.Billy.Beckett@rbkc.gov.uk)

#### **Dalgarno ward**

Cllr Abdullahi Nur at [Cllr.Abdullahi.Nur@rbkc.gov.uk](mailto:Cllr.Abdullahi.Nur@rbkc.gov.uk)

Cllr Alex Porter at [Cllr.Alex.Porter@rbkc.gov.uk](mailto:Cllr.Alex.Porter@rbkc.gov.uk)

### **Planning update - Unit 9 Latimer Road**

As explained in our April newsletter, the final decision on the revised proposals from developers Rathplace now lies with the Planning Inspectorate. This is because Rathplace chose to appeal against non-determination of their application, which had been stuck in the queue following the cyber attack.

Problems on decision-making on this development were already arising a year ago in May 2025. At that time, on an almost identical scheme, the officer report and the committee discussion failed to consider whether the scheme complies with the specific policy LR5 in the StQW Neighbourhood Plan, on building heights. This was despite a letter sent to all members of the committee in the days before the meeting, setting out the wording of this policy.

A planning officer's report was included on the agenda for the Council's Planning Applications Committee (PAC) on 26th May, seeking a view from councillors on what decision they would have made, had the committee been in a position to do so. The PAC concluded that it would have granted consent.

At last week's PAC meeting, StQW committee member Bella Huddart was one of three objectors who spoke at the committee meeting, reminding councillors of the central relevance of this LR5 policy to a decision.

It is disappointing, to say the least, that Development Management officers at RBKC seem reluctant to accept that an adopted neighbourhood plan has full development plan status and 'material weight' in a decision. We are pursuing this with the Director of Planning. StQW has already submitted several weeks ago an Appeal Statement to the Planning Inspectorate and we will be following up with further comment.

## **Kensal Canalside Ballymore/Sainsbury's proposals**

There has been no movement in the past month on the fate of this major application for 2,615 homes. The referral from RBKC to the Mayor London at 'Stage 2' has yet to happen.

Meanwhile the very active Keep Kensal Green campaign has achieved its crowdfunding target of £20,000 to pursue a legal challenge against this development. Campaigners have been encouraged by an Inspector's decision that supports council and local opposition to [proposals by Berkeley Homes](#) to redevelop the Aylsham Centre in Peckham, south London. Berkeley Homes are now challenging the Inspector's decision, which was on heritage grounds. Meanwhile, the Berkeley Homes/St William scheme at Kensal Canalside has yet to come to committee at RBKC.

## **OPDC enters a new phase at Old Oak**

The Old Oak and Park Royal Development Corporation launched this week a [procurement exercise](#) to select a master development partner, for a joint venture to redevelop 70 acres of land assembled in the area between Willesden Junction and North Acton Station.

Local residents fear an outcome in which further high-density, high-rise developments are built long before the transport interchange -- on which the whole vision for a 'new Old Oak' was based -- is up and running. 2036-39 is the latest timeframe for the opening of Old Oak Common station, and this may not be the last. The station was originally due to open this year. The fiasco of the HS2 project continues.

The further irony is that the 43 acres of Cargiant land, across which some of OPDC's planned 8,000 new homes could potentially be built at a more acceptable density, may again become available following Cargiant's recent closure. Back in 2018 OPDC had already drawn up a detailed masterplan proposals for this area, but were thwarted by the Planning Inspector's conclusion that their CPO ambitions were unviable at that time.

The Development Corporation seems immune to comments from residents pointing out that the HS2/GWR/Elizabeth Line rail interchange is no longer a '*catalyst*' for regeneration. It has become a distant follow-on with an operational date delayed to 2036-9. Timing of these joint venture proposals feel premature, at a time when there is [29 months of unsold supply](#) of new build flats sitting on the London market, because of growing customer resistance to service charges, poor build quality, stamp duty and high prices.

StQW continues to work closely with the Old Oak Neighbourhood Forum and is currently helping them prepare a [draft neighbourhood plan](#) for the neighbourhood area designated by OPDC 9 years ago. This sits in the middle of the 'project area' for which a master developer is being sought.

The draft neighbourhood plan proposes housing densities which are realistic but not as extreme as it appears that OPDC are seeking. OPDC as the local planning authority is already trying ways to block the progress of the neighbourhood plan. StQW's experiences with RBKC's planning department as adversar during 2015-18 are proving helpful.



**More residents parking bays due to be assigned to e-bikes and scooters**

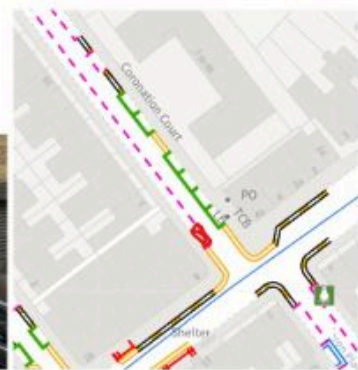
The council is consulting on a further set of bays to be set aside for e-bikes. All existing dockless bike bays in the borough are also proposed to be converted into shared-use for both dockless bikes and e-scooters.

Anyone who has any comments on these proposals (or would like further information) can email [trafficorders@rbkc.gov.uk](mailto:trafficorders@rbkc.gov.uk) before 17 June 2026.

The latest four proposals are below:

Outside the flank of No. 6 North Pole Road, situated in Brewster Gardens

A)



Resident parking opposite No. 150 Barlby Road.

C)



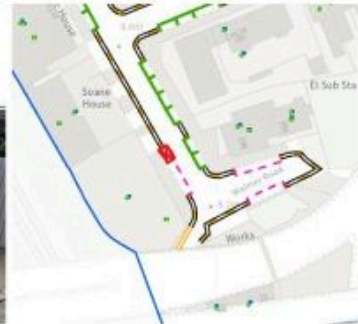
Crowthorne Road  
opposite Robinson House

1.



Latimer Road  
opposite No 198

2.



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