

## **NOTES OF THE MEETING OF THE StQW NEIGHBOURHOOD FORUM AND ST HELENS RESIDENTS ASSOCIATION**

**13<sup>TH</sup> MAY 2021**

**The meeting was held on Zoom as a result of Covid restrictions**

### **1. Elections for members of the St Helens RA and StQW Forum management committees**

1.1 The following were elected to the management committees of the two bodies (the two committees meet jointly given an overlap of committee members and the shared membership of StQW and SHRA)>

#### **St Helens Residents Association**

Chair            Henry Peterson  
Treasurer     Maggie Tyler  
Secretary     Tania Martin  
Jenny Harborne,  
Catherine Mannheim,  
David Marshall,  
Fiona Withey,  
Jimmy Makromallis,  
Stephen Duckworth.

#### **StQW Forum**

Tania Martin (Highlever Road)  
Henry Peterson (Chair) (Highlever Road)  
Richard Ehrman (business owner Latimer Road)  
Fiona Withey (Kelfield Gardens)  
David Marshall (Finstock Road)  
Steve Dival (St Helens Church)  
Andre Michaud (Bracewell Road)  
Peter Chapman (Highlever Road)  
Jenny Harborne (between homes at the moment)

### **2. Financial Report**

2.1 Maggie Tyler updated the meeting on the SHRA accounts. Minimal expenditure on annual costs of website hosting and the bank account remains in credit. StQW does not operate a second bank account.

### **3. Latimer Road - RBKC Draft Design Code for Units 1-14**

3.1. The Chair explained that preparation of a Design Code for Latimer Road has been a suggestion made in the StQW Neighbourhood Plan in 2016. The Government now encouraged the use of such codes. RBKC had decided to use the process to set some parameters for redevelopments of Units 1-14 (bit not covering the rest of the street). There was a high level of interest and concern over redevelopment of these units, resulting from proposals for Units 10 and 11 (neither of which was being progressed).

3.1. RBKC had set up a project team to discuss the Design Code including StQW and residents in Latimer Road who had formed a 'Preservation Society'.

3.2. The meeting viewed slides of proposals for Unit 1 (permission granted and under construction) and those for Unit 10 and Unit 11, both of which had been refused/withdrawn.

3.2 As input to the final stages of the Design Code, those attending the open meeting took part in a Zoom poll on a set of questions. The results of the poll were as below:

Four storeys and a setback fifth is too high for the street	60% agreement
Four storeys and a setback is not enough for viability	12% agreement
Gaps between buildings should remain at Units 7-14	45% agreement
'Terraced' buildings with no gaps would work better	29% agreement
Code is right to encourage 'tripartite' façade design	38% agreement
Facade design should be for owners/developers to choose	4% agreement
Brick should be the main material used in new buildings	67% agreement
Choice of materials should be for owners developers	17% agreement

3.3. It was agreed that these results should be sent to RBKC Planning Department as part of a final set of comments on the Draft Design Code, and posted on the StQW website.

#### **4. RBKC consultation on extension of Oxford Gardens Conservation Area**

4.1 Residents in Latimer Road had suggested to RBKC Planning Department the sections of the street with original 19<sup>th</sup> century housing and other buildings should be included in the Oxford Gardens Conservation, as being of similar heritage quality to those in the existing CA.

4.2 The RBKC conservation team had drawn up proposals on which sections of the street should be added to the conservation area. A Zoom poll on this issue was held, with the simple question of whether StQW/SHRA members supported the extension of the zone. The results were as follows:

Agree	27
Disagree	9
Have no view	8

It was agreed that these results be sent to the Council, in a response to the consultation from StQW/SHRA, and posted on the StQW website.

#### **5. RBKC consultation on Kensal Canalside SPD**

##### **5.1. The Chair explained the planning context, with slides of the Opportunity Area and its development sites**

- one of 48 Mayoral Opportunity Areas within the 2021 London Plan.
- London Plan sets 'indicative capacity' of 3,500 new homes and 2,000 jobs – to help meet London target of 66,000 new homes in next 20 years
- RBKC has fallen behind on its 'housing trajectory' of 448 homes per year and is now subject to the Govt 'tilted balance' towards development
- RBKC 'capacity study' now claims this 3,500 figure can be exceeded
- But in 2012 a RBKC Issues and Options document looked at options of 2,000, 2,500 and 3,500 new homes (as a maximum)
- This was when a new Crossrail station was to act as a 'catalyst' for development at a high density

5.2 Members voiced alarm at any prospect of housing numbers approaching 5,000. This would require very high densities and hence buildings at heights unprecedented in North Kensington (with the exception of Trellick Tower). The 35 storey building at the Imperial campus in Wood Lane continued to overshadow the StQW area and residents in Barlby Road should not have to suffer the same fate.

5.3 Agreed that StQW should respond to the RKC consultation, flagging up that without a Crossrail station public transport access levels at much of the Opportunity Area would remain low. Traffic congestion at the sole entrance/exit to the Opportunity Area, at Ladbroke Grove.

## **6. Items for our next meeting (St Helens Gardens, OPDC Local Plan)**

6.1. Noted that the RBKC consultation on St Helens Gardens Streetscape scheme was imminent.

StQW/SHRA