

From: sthelensassn.aol.com@send.mailchimpapp.com,
To: Henrypeterson@aol.com,
Subject: StQW and SHRA newsletter for November 2022
Date: Tue, 15 Nov 2022 21:33

St Helens Residents Association

St Quintin and Woodlands Neighbourhood Forum

The Borough's new Local Plan

The Council consulted on a first draft of this key planning document back in February of this year. A near final 'Regulation 19' version is now out for consultation until December 22nd. Every planning application in RBKC is assessed and decided on the basis of Local Plan policies - from householder applications to major new developments. So the introduction of new policies or changes to existing ones are something on which StQW/SHRA keeps a close eye.

We will be having an open meeting in St Helens Church hall (details below) at which we can discuss what is new and different in this latest draft. Once the consultation closes, RBKC planning officers will again review comments received and prepare a version to be submitted for 'independent examination' by a Planning Inspector. The Inspector will then hold a series of public hearings, at some point in the first 6 months of 2023. 'Modifications' can still be made, if supported by the Inspector.

The Council then adopts a new Local Plan for the 2023-43 plan period. Revisions every 5 years are what is expected by Government, although this period may be shortened if promised planning reforms are enacted.

If you are planning any changes or building works to your own home, have neighbours who are doing so, or have new developments being proposed nearby, it is worth keeping up with the content of the new Local Plan. These are a few points to note:

- We have our own St Quintin and Woodlands Neighbourhood Plan in place for our neighbourhood. This includes a set of neighbourhood-level policies which vary some Borough-wide planning policies on the details of e.g. conservation requirements and changes that can be made to our houses.
- The RBKC Draft Local Plan is clear that the Council will continue to support the StQW Neighbourhood Plan and its site allocations. These include our three designated Local Green Spaces, at Nursery Lane, the Bowling Club in Highlever Road, and the Kelfield Gardens backland. These open spaces are protected from development and the new Local Plan leaves this position unchanged.
- The new Local Plan will introduce a series of 'Green/Blue' policies designed to slow up Climate Change and achieve the Council's commitment to zero carbon. These will allow further options for 'sustainable retrofitting' of existing homes, on works such as double-glazing and fitting of solar panels.
- The Council has accepted that Latimer Road lacks the attributes needed to survive as a significant commercial/office location. As an 'Employment Zone', public transport access and the shops/cafes that employees expect at their place of work do not compare well with the zones at Freston Road or at Kensal. For

Latimer Road, this latest Draft Plan drops the requirement for a 'significant uplift' in the quality and quantity of commercial floorspace as a pre-condition of adding residential floorspace in any mixed use redevelopments.

- We hope that this will mean that current and future applicants for redevelopments in Latimer Road will find that their plans can be made viable with less office floorspace and hence also with lower building heights. Proposals for redevelopments at Ivebury Court (application still undecided) and at Unit 10 (application pending) may change for the better as a result.

Our neighbourhood plan was drawn up in 2015/6, although not finally adopted until 2018. We could review and update the current version, if there are aspects of the Borough's new Local Plan which a majority locally would like to see tweaked and adjusted. The forthcoming open meeting will be a chance to discuss any such ideas.

Open meeting of St Helens RA and St Quintin and Woodlands Neighbourhood Forum on **Tuesday November 29th at St Helens Church Hall, St Helens Gardens W10. All welcome.**

We will be discussing our response to consultation on the RBKC New Local Plan along with an update on other planning news affecting our area. And (with luck) raising a glass to the completion of the St Helens Gardens streetscape improvements after works that took longer than the 20 weeks which we were originally promised (latest date for the St Quintin Avenue zebra crossing to be finished is 25th November).

Note the time of 6.30pm which is earlier than our usual 8pm, but better suited for some at this time of year.

Ariadne Nektar pub 284 Latimer Road

Our online meeting on October 6th voted unanimously to try to keep this building in use as a pub - the last one in our neighbourhood. Since then the Kensington Society has submitted on our behalf the 'expression of interest' required to trigger the remaining period of a 6 month moratorium on any sale of the property. This moratorium ends on March 9th 2023. After 9th March 2023 the owners can sell to whoever they like, with a protected period in which to do so of 12 months.

This has bought us time to make sure that the building is marketed with accurate information, by the owners UK International Ltd. The planning constraints on 274 Latimer Road are twofold and we want these to be explained to potential buyers when the property goes on the market:

- The status of 'Asset of Community Value' stays in place for 5 years (until 23.10.2024) and can be renewed.
- The ACV status applies to the 'pub space' as a whole. We are in correspondence with Knight Frank as Asset Managers for the owners, about the lawful planning use of the upstairs flat. Does this have a separate permission as a residential flat or has its established use been landlord accommodation ancillary to the pub?

Knight Frank have gone quiet for the moment. We understand their intention is not to start marketing the building until after March 9th. In the meantime we will continue to seek out potential purchasers interested in acquiring what could become a successful pub/bistro for the neighbourhood.

3-5 Crowthorne Road

Proposals for a new development on the site of this former garage (adjacent to Oxford Gardens Primary School) were

mentioned briefly in our last newsletter. Consultants Concilio are carrying out the pre-application consultation on the project and have launched a website which can be accessed at <https://3to5crowthorneroad.co.uk/>.

Concilio will be holding a webinar on **Wednesday 16th November (tomorrow)** to show the proposals in further detail and give people the opportunity to ask any questions they may have. There is also an online survey where visitors can share their views, via this link: <https://concilioconnects.typeform.com/to/QEVuvJGD?typeform-source=3to5crowthorneroad.co.uk>.

Kensal Canalside and Old Oak

These two 'Opportunity Areas' continue to be the main threats to the urban fabric of this part of London, by introducing very high density/high rise housing developments. Even those not averse to tall towers accept that this building typology is unsuited to locations with poor transport access. The combination of 'car-free' developments (as required by the London Plan) along with long walking distances to buses or Underground stations leaves incoming residents isolated. And we all now know that 'car-free' does not mean 'delivery van and bike free'. Traffic on the main routes all around us continues to increase.

With a housing market forecast to drop in 2023, what are the market prospects for the developments coming over the horizon locally? Construction continues at the City & Docklands schemes on Scrubs Lane (Mitre Yard and North Kensington Gate). A further scheme at 'Mitre Wharf' (the site of the tyre depot next to the canal) was granted permission by the OPDC Planning Committee on October 27th.

This latest application succeeded only on the casting vote of the committee's Chair, with Hammersmith and Ealing councillors on the committee voting for refusal. These councillors (who know the area better than the 'independent' members of the committee) recognised the site's very poor connectivity and felt that 15% affordable housing was insufficient.



Mitre Wharf scheme (147 housing units and ground level commercial space. Density 493 units/hectare. Public Transport Accessibility Level of 1b (second lowest on a scale of 1-6).

Meanwhile construction on the HS2/Crossrail/GWR rail interchange at Old Oak Common continues. The forecast opening date for the station is sometime between 2029 and 2033. There remain no plans for any vehicular access to the station from the eastern end of its 1km length. The sole planned entrance/is on the western side of Wormwood Scrubs, off Old Oak Common Lane. Some voices have called in recent weeks for this first phase of HS2, with a cost that many forecast at over £100bn, to be mothballed or scrapped. The Department of Transport say that Government remains committed to the project.

West London Bowling Club's Christmas Fair

The Club (at 112a Highlever Road) will be holding its Christmas Fair on **Sunday 4th December from 12 to 6**. People will be selling a variety of crafts, home produce, cards and gifts. The bar will be open and light refreshments will be available.

There are still some tables for sellers at £30 for members, £35 for non-members. Please contact Amanda Grender 07768 101256.

Copyright © SHRA 2022 All rights reserved.

Our mailing address is: sthelensassn@aol.com

Want to change how you receive these emails?

You can [update your preferences](#) or [unsubscribe from this list](#).

This email was sent to Henrypeterston@aol.com

[why did I get this?](#) [unsubscribe from this list](#) [update subscription preferences](#)

ST HELENS RESIDENTS ASSOCIATION · 95 Highlever Road · LONDON, LONDON W126PW · United Kingdom

