

October newsletter from StQW and SHRA

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St Helens Residents Association St Quintin and Woodlands Neighbourhood Forum

Our next open meeting

This will be at St Helens Church Hall on Thursday November 30th at 8pm. It will be our pre Xmas gathering, with a glass of wine, mince pies and a chance to chat to neighbours.

The agenda will include an update on local planning issues, and a wider discussion on how the neighbourhood has changed over the last decade – in good and less good ways. As discussed briefly at our open meeting in June, the StQW management committee is proposing to update the 2018 StQW Neighbourhood Plan.

The process of updating a neighbourhood plan will be explained at the meeting and this will be an opportunity to express interest in being involved. The current version of the plan can be downloaded from the RBKC website at this link <https://www.rbkc.gov.uk/planning-and-building-control/neighbourhood-planning/st-quintin-and-woodlands>.

The Forum's committee has four initial ideas on topics for review and revision:

- StQW policies on conservation and minor alterations that homeowners wish to make to their homes to take account of new RBKC policies on 'sustainability' in the Borough's Local Plan. The Council is changing its groundrules on double-glazing and home insulation. Applications are being approved for heat pumps and air-conditioning units in gardens and side passages. 'Home offices' in rear gardens are becoming increasingly popular. The current StQW Plan has policies on some of these issues but not others. An update will allow us to devise new bespoke versions that work for the types of terraced streets and homes that make up most of our neighbourhood.
- We have three 'Local Green Spaces' that are protected from inappropriate development via designation in the StQW Neighbourhood Plan. Renewing these designations and coming up with ideas for widening uses can be done via an updated plan. West London Bowling Club are working on a new business plan. We are starting conversations with RBKC on the long-term future of Nursery Lane and the Methodist Church site behind Kelfield Gardens.
- Revised policies for individual streets. The 'shopping' section in the Neighbourhood Plan covers the parades at North Pole Road, St Helens Gardens and Barby Road. The StQW planning policies for Latimer Road remain a source of contention locally. Do we want to see a pub remain in the street, or

not?

- Our current neighbourhood plan promotes the idea of an additional Overground station at 'Westway Circus' linked to the long awaited pedestrian/cycle underpass between Latimer Road and the Imperial campus in Wood Lane. The underpass is still a promise by Hammersmith Council. We now need to look at the scenario of an Old Oak Common station with very inadequate pedestrian/cycle access from Scrubs Lane and no eastern road access for buses, cars and taxis. While passenger demand for a HS2 shuttle to and from Birmingham may prove to be low, we locals will still want to get to and from the Elizabeth Line platforms. Hence new ideas for a better connection are needed.

There will be other parts of the 2018 StQW Plan that need revisiting. The management committee's current thinking is to set up several short-life working groups looking at the existing sections of the document and their policies. This would enable StQW/SHRA members interested in specific topics to be involved in redrafting. Views at the open meeting will be welcome.

Outcome on redesignation of the StQW Neighbourhood Forum

The Council's six week consultation on extending designation of the Forum for a further five years closed on October 6th. There were 79 responses in all, a much higher figure than for the same exercise in 2018. Of these 76 supported redesignation and 3 objected.

The [RBKC web page](#) for the consultation remains available online. Under a heading of 'Responses' a link will take you to a table of all responses. The management committee would like to thank all those who took the trouble to send in a comment. The numbers involved provide a good launch pad for submission of a revised and updated version of the Plan, as a set of proposals to be treated seriously by the Council.

Ballymore application at Kensal Canalside

Development partners [Ballymore/Sainsburys](#) submitted their application to RBKC earlier this month. This is a 'hybrid' application, in part 'outline' for a masterplan for their part of the Opportunity Area and in part a full application for 'Phase1' including a replacement Sainsburys store.



The application and its supporting documents are still being validated by RBKC planning officers and have yet to be published online. This next step may take several weeks, if the Council requires further supporting information. The application will then be 'under consideration' by RBKC before any decision. Even if there is a limited period of public consultation, there will be many further months when additional representations can still be submitted.

At the October 11th Council meeting, the lead councillor for planning Cem Kemahli said *I expect over a year of work before the application makes it to committee*. We will know more details of plans for traffic arrangements and full decontamination of the site once all supporting documents are published. This may happen before our open meeting.

HS2 and cancellation of the project north of Birmingham

Three weeks after much previewed announcements, the [HS2 website](#) continues to carry a banner stating *This website has not yet been updated to reflect the decisions announced by the Prime Minister on Wednesday 4 October. Any enquiries should be directed to the Department for Transport*. A new video about building Old Oak Common Station repeats claims that this will be 'transformational' for the local area.

The Department for Transport carries a news item saying *PM redirects HS2 funding to revolutionise transport across the North and Midlands*.

So we are currently none the wiser about revised forecasts of passenger numbers at Old Oak Common station, with the HS2 line no longer a connection to Manchester and the north. A new terminus at Euston remains reliant on private sector funding.

There will be an update at our open meeting on any further news and whether the whole 'vision' for HS2 as a 'catalyst' for 25,000 new homes and a major town centre at Old Oak is now looking precarious. OPDC as the development corporation are taking the line that 'nothing has changed'.

Meanwhile Imperial College's 2021 planning application for seven new buildings at One Portal Way

in North Acton was approved by the OPDC Planning Committee on October 12th. This scheme (if ever built) will add three further residential towers at 50 storeys and above to the 'cluster' on the western skyline of Wormwood Scrubs.

RBKC is consulting on resident parking spaces

RBKC is carrying out one of its frequent consultations on varying the status of specific resident parking spaces. Some single yellow lines are being converted to double around Ladbroke Hall in Barlby Road given that this has become a 'destination' for the London art world – see below..

Two pay-by-phone bays are being converted to EV charging bays at the Sutton Way/Dalgarno Gardens junction. And the removal of a bay in the northern section of St Helens Gardens (as has already happened as part of the streetscape scheme) is due to be approved retrospectively. The full list covering the whole Borough is at this [link](#). Any comments to trafficorders@rbkc.gov.uk by November 29th.

Reopening of Ladbroke Hall as a venue for Carpenters Workshop Gallery



[Carpenters Workshop Gallery](#) have venues in Paris, Los Angeles, New York and Mayfair. Their latest gallery has opened at the original Rootes/Sunbeam motor vehicle factory in Barlby Road. The newly refurbished building is self-described as a 'Notting Hill social and arts club' as well as a exhibition gallery.

The interior has been fully restored over the past three years. See at their [website](#) for details of opening times and their restaurant. Jazz evenings on Fridays.



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