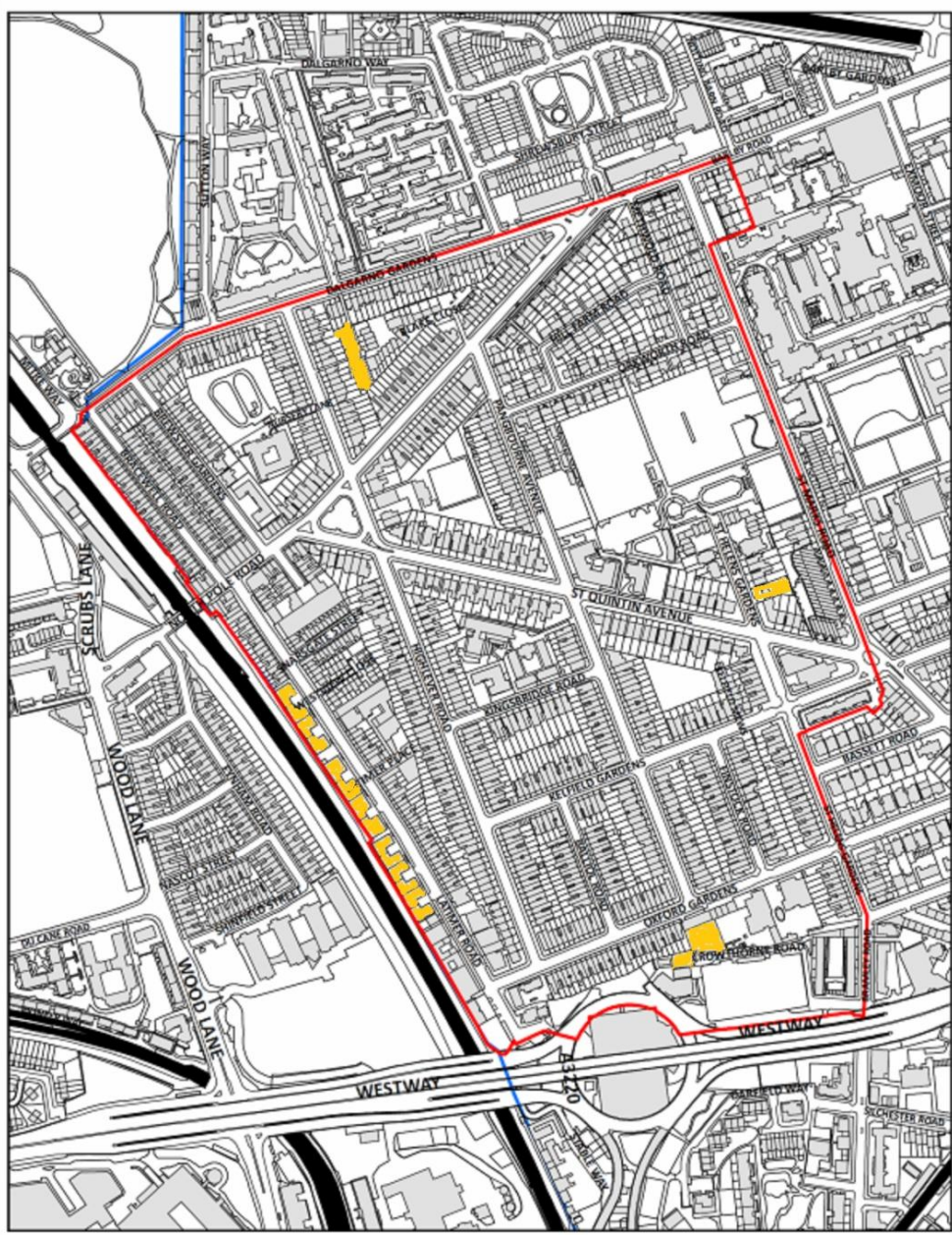


	StQ HOUSING SITES ASSESSMENT	3-5 CROWTHORNE ROAD	LATIMER ROAD UNITS 1-14 ABOVE GROUND FLOOR	54 HELENS GARDENS	142A HIGHLEVER ROAD
1	Is the site of sufficient size for a viable housing development?	0.115 hectare irregular shaped plot. Mixed use scheme including 20 flats refused in 2013.	Units 1-14 cover 0.56 hectares in total. Units vary in size and have an average footprint of approx 400 sq m. Redevelopment of a single unit, within StQ revised policies retention of commercial floorspace at ground floor only, would allow for 8-10 flats within a revised height policy in proposed Policy StQ LR5	Yes previously identified in RBKC New Homes Programme for 8 new homes. The site is 0.45ha	1,200 sq m including two access ways (privately owned and part of the site)
2	Is the site Previously Developed Land (i.e. greenfield or brownfield?)	Yes, formerly a garage/workshop	Yes	Yes, previous 2 storey housing, StQ Forum sees no evidence of current activity to restart a RBKC New Homes development.	Yes, as a vehicle workshop and small petrol station
3	What is the established lawful use?	B2 originally. B1 use granted in 2001 but never implemented.	Light industrial, office and warehouse uses with consent to change of use of Unit 8 as a theatre. Current uses are E1 with some B8 storage and distribution.	Housing use	Established use since 1918. Permissions granted for petrol storage tanks, subject to conditions requiring no signage as a petrol station.
4	Is housing use compatible with RBKC policies?	The site was allocated for housing in the 2016 consultation version of the 2018 StQW Neighbourhood Plan. This allocation was removed by the Examiner during the examination of the NP on the basis that permission had been granted for a mixed use development which was expected to proceed. The Neighbourhood Forum supported the 2016 application which was prepared in consultation with the Forum. This revised NP continues to support mixed use, with retention of some employment	Yes the 2024 Local Plan supports mixed use in the four sections of the street designated as an Employment Zone. RBKC Site Allocation Policy SA9 is for A. The site to deliver mixed-use development, providing: Land use B. A minimum of 75 homes on upper floors. C. Retention of existing Class E at ground floor floorspace	Yes, the site features in the RBKC 2024 Local Plan Housing Trajectory as PP/20/00943 54 St Helen's Gardens 8 units	

		floorspace and for an estimated 15 rather than 20 housing units.			
5	Is housing use compatible with revised Draft StQ Plan policies	Yes, with more flexibility on amount of E1 use to be retained	Yes, provided revised policies are accepted at examination and ground floors remains in commercial or E1 use..	Yes, this revised draft NP includes allocation of this site for housing use.	Yes, subject to a housing scheme being low rise and not creating an unacceptable 'sense of enclosure' for immediate neighbours.
6	Is housing development likely to trigger a requirement for affordable housing?	Yes. No affordable units were offered in 2013 proposal, which was one of the grounds for refusal	Not unless more than one unit was developed as a joint redevelopment given the limits on footprint of each site and StQ policy on building heights in Latimer Road	Yes The site has planning consent (now lapsed) for 8 new homes, 2 social rent, 2 intermediate rent and 4 market rent	Unlikely given the RBKC Site Allocation is for 6 units only.
7	Will the local traffic impact be acceptable?	Yes, in that vehicles would use Bramley Road with a choice of exit routes westward	Yes, in that traffic has a choice of exits/entrances via North Pole Road or Oxford Gardens/St Anne's Road	Yes, this section of St Helens Gardens is a cul-de-sac	Development would reduce on-site parking from the current 22 lock-up garages. Net effect on local traffic might well be negative.
8	Does the site have adequate access?	Yes, both parts of site can be accessed from Crowthorne Road	Yes, all development would front directly onto Latimer Road.	Yes, access would be from St Helens Gardens	Site has two vehicular entrances, from Highlever Rd and Dalgarno Road. The Dalgarno entrance exit is wide enough for previous access by a petrol tanker.
9	What are the implications for resident parking permits?	New housing units would be permit free under RBKC Policy T8C	New housing units would be permit free under RBKC Policy T8C ..	New housing units would be permit free under RBKC Policy T8C	Housing development would be permit free under RBKC Policy T8C. Site currently includes 22 lockup garages.
10	Would building heights and 'sense of enclosure' be an issue?	Grounds for refusal of 2013 scheme included ' <i>unacceptable overlooking</i> ' and loss of amenity for neighbouring properties. This revised NP includes a site allocation 15 rather than 20 housing units to reduce the impact on neighbouring buildings.	These have been major and contested issues since StQ policies came into force in 2016. The revised policies in this updated NP should provide greater clarity in policy interpretation and reduce harm from sense of enclosure,	Massing and height of 2021 detailed proposals was considered acceptable	Site is inside the Oxford Gardens CA and directly overlooked by neighbouring houses in Highlever Road (two storey). RBKC Policies on 'sense of enclosure' would apply.
11	Is the site highly sensitive environmentally or ecologically?	No	No	Site is within the Oxford Gardens Conservation Area	No
12	Are there Tree Preservation Orders?	No	No		No

13	Is the site near to shops and healthcare facilities	Yes for shops and pharmacy in Bramley Road. St Quintin Health Centre and St Charles hospital in walking distance	Yes for shops and pharmacy in North Pole Road St Quintin Health Centre and St Charles hospital in walking distance	Yes for shops in St Helens Gardens St Quintin Health Centre and St Charles Hospital in walking distance	Yes for shops and pharmacy in North Pole Road St Quintin Health Centre and St Charles Hospital in walking distance
14	Does the site contain/adjoin any heritage assets?	While not listed, the adjoining Lichfield Studios is recognised as one of the attractive buildings in the neighbourhood.	Not designated heritage buildings. The 19 th century ad early 20 th century sections of the street were added to the Oxford Gardens Conservation Area in 2022.	No	No. The neighbouring backland site was developed for housing in the 1990s (Blake Close).
15	Is housing 'deliverable' on the site (i.e. a realistic prospect that housing will be delivered on the site within five years as per the NPPF definition of 'deliverability')	Yes. The site is not in current use. Consent was granted in April 2021 for demolition of street facing facades, internal structures and roofs with retention of remaining boundary walls. The site is not included in the 2025 Local Plan Appendix 1: Sites within the Housing Trajectory	Yes. While only one of Units 1-14 has been redeveloped since StQ policies came into force in 2016, the revised draft policies in this updated Plan should help on deliverability.	Yes, site is in RBKC ownership and listed in the Local Plan Appendix 1: Sites within the Housing Trajectory	The present owner inherited the family business (motor vehicle workshop) which dates from 1918 The position on any potential development of the site remains unchanged from the 2018 StQW NP. The site is allocated in the 2022 RBKC Local Plan as SA14 for six new homes.
16	How many housing units would the site deliver?	15	75	8	6



Map showing allocated housing sites at
1-14 Latimer Road (above commercial)
3-5 Crowthorne Road
54 St Helens Gardens
142a Highlever Road (St Quintin garage)

Chapter 10 Health, Education and community facilities

Objective 10 Protect local education, health and community facilities from commercial development pressures

10.1 An overall aim of the StQW NP is to ensure the continuation of the areas a 'walkable neighbourhood' with all the main facilities needed by local residents within relatively easy reach on foot. The position has changed over the past decade with some additional educational provision, as below:

- Oxford Gardens Primary remains a key asset for the area. Currently rated by OFSTED as Outstanding on Behaviour and attitudes, and Personal development. Bassett House School, a long established private co-ed school for the 8-11 age range lies just outside the neighbourhood boundary.
- Part of the Lloyd Williamson school, and independent secondary, re-located 204 to Latimer Road on 2024. Pangbourne House, a Montessori nursery school in Pangbourne Avenue opened in 2014 in part of the Argyll Place development. The New Studio Pre School continues to offer nursery education at Kelfield Mews and has been running for over 60 years. Part of the Kelfield Local Green Space has been converted into [forest school](#) which all children have access to (see Chapter 4).
- The St Quintin Health Centre, with its two GP practices remains in place with no current threats of closure by the NHS (as have arisen in past decades). The care home at Alan Morkill House in St Marks Road is currently vacant with RBKC having granted planning consent to redevelop the building from a 49 to a 92 bed care home. Princess Louise Care Home in Pangbourne Avenue has 44 bedrooms.
- In addition to church services, St Helen's Church, St Helen's Gardens runs Life Groups, a weekly Sunday Club and a monthly Friday Club.

10.2 Shelleys pharmacy in North Pole Rd continues to provide a vital service for local residents. The North Pole Road post office relocated to smaller premises in the street.



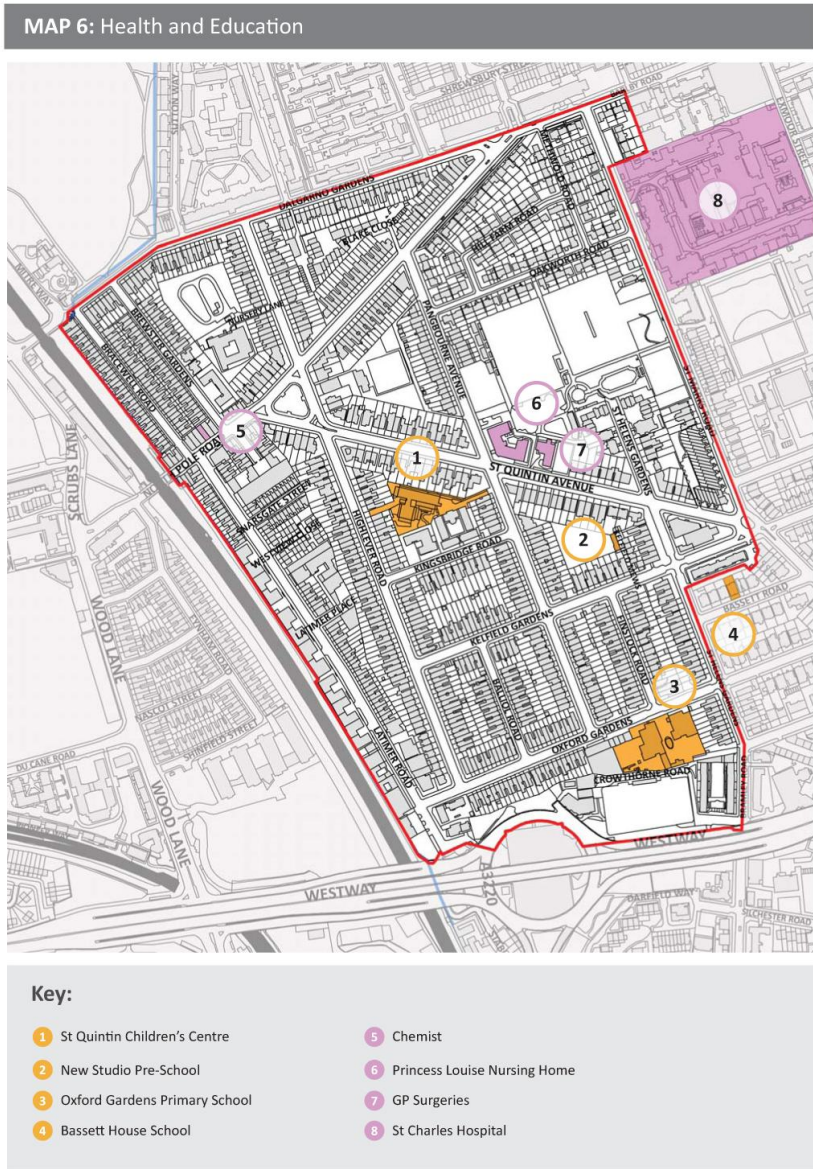
10.3 The St Charles Hospital lies just outside the boundary of the neighbourhood area. Services on this site have been reconfigured as the St Charles Centre for Health and Wellbeing. This provides a range of primary care services including a 66 bed renal unit, diagnostics including X-rays, ultrasound, echocardiography, and phlebotomy. A range of Community clinics are also available, and the walk-in Urgent Care facility is one highly valued by local people. The closure of in-patient beds at the Pembridge Hospice continues to be the subject of local campaigning

10.4 This hospital has not delivered Accident and Emergency services in recent years, and Hammersmith Hospital in DuCane Road has hitherto provided the nearest A&E. This service closed in mid 2014 as a result of

the NHS reconfiguration in North West London. This leaves St Mary’s in Paddington as the nearest A&E service for North Kensington.

Social and community facilities

10.5 Westway Sports Centre, just to the south of the StQW area, provides a wide range of sports facilities. Over the past decade, the West London Bowling Club at 112a Highlever Road has become an increasingly well supported asset for the local community. With over 100 members, the Club offers croquet and pétanque as well as lawn bowls. Regular social events (quiz nights, film night) are popular and the Club’s finances are sound. Continued designation as a Local Green Space is proposed in this revised Draft Neighbourhood Plan.



Actions (i): To continue to support retention of GP surgeries on St Quintin Health Centre site, as providing high quality health care within a walkable neighbourhood.
ii) to support the application for registration of the Pembridge hospice building at St Charles hospital as an Asset of Community Value, delivering out-patient and outreach palliative care services.

ANNEXE A: MEETING THE ‘BASIC CONDITIONS’ FOR A NEIGHBOURHOOD PLAN

A.1 For a neighbourhood plan to be ‘made’ (adopted) as part of the development plan for an area, it must meet certain statutory requirements including a set of ‘Basic Conditions’. These conditions were first included in the 2011 Localism Act and are incorporated in subsequent pieces of planning legislation.

A.2 For a new draft neighbourhood plan, compliance with these basic condition is assessed by an independent examiner. For a revised and updated plan, the planning authority can decide whether the changes made are ‘minor (non-material) modifications’ or ‘material modifications’. The initial view from RBKC is that certain changes are sufficiently material to require an examination. The ‘submission version’ of this draft revised plan will be accompanied by a ‘Basic Conditions Statement’ which will expand on the information below.

A.3 In respect of most of the statutory requirements for a neighbourhood plan, these have not changed since the independent examiner reached his conclusions on the April 2015 Submission Version. His decisions as [set out in his report](#) were as below, with an update from the Forum in added in bold text:

- *The plan has been prepared and submitted for examination by a qualifying body - the St Quintin & Woodlands Neighbourhood Forum. **The neighbourhood forum remains designated by RBKC following public consultations and redesignation decisions made in 2018 and again in 2023.***
- *The plan has been prepared for an area properly designated; and does not cover more than one neighbourhood plan area. **The boundary of the neighbourhood area has not changed since designation in 2013 and no change is proposed in this revised draft plan.***
- *The plan does not relate to “excluded development”. **This remains the position in this revised draft plan.***
- *The plan specifies the period to which it has effect. **This revised draft plan specifies a period 2026-40.***
- *The policies relate to the development and use of land for a designated neighbourhood area. **In the Forum’s view this remains unchanged as compared with the 2018 neighbourhood plan.***

A.4 **On the above basis, the Forum therefore considers that this first set of statutory requirements is met in this revised draft plan.**

The Basic Conditions as changed by LURA 2023

A.5 This initial Basic Conditions Statement seeks demonstrate how the Neighbourhood Plan meets the Basic Conditions as they apply **after 25 March 2026**, following the commencement of sections 98–99 of the Levelling-up and Regeneration Act 2023 (LURA 2023) and the associated modifications to Schedule 4B of the Town and Country Planning Act 1990 (“TCPA 1990”) made through section 38C(5) of the Planning and Compulsory Purchase Act 2004 (“PCPA 2004”).

A.6 The commencement of these provisions by SI 2026/169 means that the Basic Conditions applicable to neighbourhood development plans now differ materially from the pre-2026 framework.

Removal of the General Conformity Test

A.7 Prior to 25 March 2026, neighbourhood plans were required to meet the Basic Condition in paragraph 8(2)(e) of Schedule 4B TCPA 1990: *“the making of the order is in general conformity with the strategic policies contained in the development plan...”*

A.8 However, for neighbourhood development plans, **this provision no longer applies.**

A.9 Under section 38C(5)(d) PCPA 2004, Schedule 4B is applied with modifications. Following the amendments

introduced by section 99 LURA 2023, these modifications now:

- omit paragraph 8(2)(e) (the general conformity test), and
- substitute a new paragraph 8(2)(ea), which introduces a new Basic Condition relating to housing provision.

A.10 Accordingly, a neighbourhood plan is no longer required to demonstrate general conformity with the strategic policies of the development plan.

A.11 Compliance with Basic Conditions in this post March 2026 scenario is set out below.

Basic Condition 1: The plan must have regard to national policy and advice issued by the Secretary of State. The independent examiner considered this to be the case for the 2015 Submission Version, in terms of compliance with the National Planning Policy Framework (NPPF) and National Planning Practice Guidance in force at that time. The Forum believes that this revised and updated Draft NP similarly complies with the 2024 NPPF and with the emerging 2026 NPPF (published for consultation last year). In particular, the criteria for designation of Local Green Spaces has not changed since the current NP was ‘made’ (adopted) by RBKC (see Chapter 4 on Open Space).

Basic Condition 2: The plan must contribute to the achievement of sustainable development. The independent examiner concluded at 3.19 of his 2015 Report as follows: *Overall, I consider the plan to be positively prepared, supportive of strategic development (subject to certain modifications) and promotes sustainable development.* The Forum considers that this remains the case with this revised draft plan.

Basic Condition 3. The new condition on a Housing Requirement. The substituted Basic Condition at paragraph 8(2)(ea) now requires that:

“the making of the neighbourhood development plan would not result in the development plan for the area of the authority proposing that less housing is provided... than if the neighbourhood development plan were not to be made.”

A.12 This new condition is a quantitative, outcome-based test. If it is decided by RBKC that an examiner needs to be involved, the examiner and LPA would need to consider whether the Neighbourhood Plan, if made, would reduce the amount of housing that the development plan proposes for the area.

A.13 As we understand this new position, this revised draft neighbourhood plan needs to demonstrate that:

- **it does not delete or reduce any strategic housing provision in the development plan.** This draft plan pays full heed to RBKC Local Plan Site Allocation SA9 and other sites identified in the Local Plan’s **Appendix 1: Sites within the Housing Trajectory.**
- **it does not introduce policies that would prevent the delivery of the housing proposed by the development plan.** The proposed revised policies for Latimer Road involve some additional flexibility on the application of Local Plan Policy BC1 in respect of re-provided commercial floorspace in redeveloped buildings. Policy BC1 is defined as a ‘strategic policy’ in the 2024 Local Plan, but the extent of policy variation is modest and in any event the general conformity test no longer applies.
- **The draft revised plan’s policies, taken as a whole, do not result in a lower level of housing provision than would otherwise occur.** As set out in the Site Assessment table in Chapter 9 on Housing, this revised draft NP includes a site allocation for new housing at 3-5 Crowthorne Road. This site does not feature in the RBKC 2024 Local Plan Housing Trajectory. Hence the draft neighbourhood plan proposes a higher housing figure than in the Local Plan.

A.14 The Forum has asked RBKC to provide a Housing Requirement figure for this updated and revised draft plan.

Basic Condition 4. EU Obligations / Environmental Assessment Condition: The revised plan must be compatible with:

- Strategic Environmental Assessment (SEA) requirements
- Habitats Regulations Assessment (HRA) requirements (These obligations remain in force post-Brexit through domestic regulations.)

A.14 In his 2015 report the independent examiner considered both these issues and commented as below:

2.8 Under Article 3(3) and 3(4) of the Strategic Environmental Assessment (SEA) Directive 2001/42/EC SEA is required of plans and programmes which “determine the use of small areas at a local level”. The Council is the “responsible authority” and must determine whether the plan is likely to have significant environmental effects. They determined that the plan would not have such effects.

European Sites and the Habitats Directive

2.9 From the context and submitted material, I have concluded that the plan would not be likely to have a significant effect on a European Site.

Additional legal compliance conditions

A.15 The changes flowing from the Levelling Up and Regeneration Act 2023 have added two further legal requirements. These are not new Basic Conditions as such. But should an examination of this revised draft plan be deemed necessary by RBKC, compliance with these requirements would be assessed by the Examiner alongside the conditions set out above. The two new requirements are:

- so far as the qualifying body considers appropriate, and having regard to the subject matter of the plan, the plan must be designed to secure that the development and use of land in the neighbourhood area contribute to the mitigation of, and adaptation to, climate change; and
- so far as the qualifying body considers appropriate and having regard to the subject matter of the plan, the plan must be designed to take account of any local nature recovery strategy under section 104 of the Environment Act 2021 that relates to all or part of the neighbourhood plan area.

A.16 At this pre-submission stage, and subject to discussion with RBKC planning officers, the Forum’s management consider that Chapter 3 on Environment and Sustainability and Chapter 5 on Open Space fulfil these new requirements. Responses to the pre-submission consultation may identify further measures, policies and ‘actions’ which can strengthen these parts of the revised draft plan.

ANNEXE B

RBKC CONSERVATION POLICIES, ARTICLE 4 DIRECTIONS, AND THEIR RELATIONSHIP WITH NATIONAL RULES ON PERMITTED DEVELOPMENT

(This section of the revised Draft Neighbourhood Plan is repeated from the 2018 version and is for information of local residents. It explains the planning 'rules' that apply within the neighbourhood and the combined implications of Article 4 Directions.

What is permitted development?

B.1 Building owners can make certain minor changes to their property under 'Permitted Development Rights'. These are national planning rights, granted by Parliament and overriding what individual local authorities allow. These rights do not apply to flats or maisonettes. An explanation of these rights can be found at the www.planningportal.gov.uk.

B.2 Where changes or alterations fall within Planning Development Rights, planning permission is not required (although approval under Building Regulations may be). Building owners may wish to apply to the local planning authority (i.e. RBKC) for a Certificate of Permitted Development. This provides assurance to a subsequent purchaser that the works undertaken do not contravene planning legislation.

B.3 Local Planning Authorities can remove specific Permitted Development Rights through the use of Article 4 Directions. Planning permission is then required. This common in relation to Conservation Areas.

B.4 RBKC has introduced many separate Article 4 Directions over the years. Those relevant within the StQW neighbourhood have been in place since the 1980s and are Directions numbered 46/62 (dating from 1977 and removing rights to alter roofs and front facades) and No.69 (dating from 1997 and removing rights to install hard surfaces in front gardens). These Directions apply only to specified streets, or parts of streets, and not across the whole of the Oxford Gardens Conservation Area.

B.5 Hence it is not straightforward to establish what sort of alterations require planning permission, and what do not. The Government's Planning Portal at www.planningportal.gov.uk is the most authoritative source of information, and the RBKC website provides a street by street list of which Article 4 Directions apply where.

B.6 The Article 4 Directions in force in the Oxford Gardens CA cover the following works or alterations:

Direction 46/62 removes Permitted Development Rights on

- *'alterations, improvements and extension to any part of those elevations of a dwelling house which front onto a highway, being development comprised within Class I(i).'*
- *'alterations, improvements and extensions to any part of the roof of the original dwelling house', being development comprised within Class I(i).'*

B.7 The specific streets and part streets covered by this Direction are as follows:

Balliol Road Nos 1-25 odd 2-26 even inclusive
Finstock Road Nos 3-41 odd and 2-42 even inclusive
Highlever Road Nos 1-127 odd, 2-88 even inclusive
Kelfield Gardens Nos 15-21 odd, 22-33 odd, 2-46 even inclusive
Kingsbridge Road 1-23 odd inclusive
Oxford Gardens Nos 135-185 odd, 122-174 even inclusive
St Helens Gardens 21-51 odd inclusive
St Quintin Avenue Nos 1-31 odd inclusive
Wallingford Avenue Nos 1-69 odd, 2-74 even inclusive

Direction 69 removes Permitted Development Rights on 'any provision of or extension to a hard surface for any purpose, which fronts a highway of any property in wholly residential use which is, or may become a dwelling house being comprised within Class F(i)

This Direction covers properties at the following addresses:

Barlby Road	1-65 odd, 2-34 even
Bassett Road	1-63 odd, 2-66 even
Cambridge Gardens	31-41 odd, 61-107 odd, 111-121 odd, 6-54 even, 60-112 even
Dalgarno Gardens	58-116 even
Highlever Road	1-127 odd, 131-143 odd, 147-173 odd, 2-104 even, 108-160 even
Oxford Gardens	5-109 odd, 38-46 even, 50-112 even
St Charles Square	43-69 odd, 2-38 even
St Helens Gardens	21-59 odd, 54-62 even
St Lawrence Terrace	1-25 odd, 2-24 even
St Marks Road	77-101 odd, 2-24 even
St Quintin Avenue	1-33 odd, 37-67 odd, 71-83 odd, 2-14 even, 46-80 even
St Quintin Gardens	2-8 consec.

Oxford Gardens Conservation Area Appraisal

B.8 This 2020 RBKC document sets out the history of the conservation area and comments on 'positive' and 'negative' features affecting heritage assets. It does not include prescriptive 'rules' that add to the development plan policies in the 2024 Local Plan, as referred to in Chapter 2 of this revised neighbourhood plan.

Enforcement of conservation policies

B.9 Partly because of the complexities of the planning system, and partly because property owners may make assumptions on what works can be undertaken without planning permission, it is common for local planning authorities to take enforcement action on unpermitted alterations or conversion works.

B.10 RBKC regularly pursues enforcement issues in conservation areas and has a larger and more effective team than in most London Boroughs. More details are available under ['enforcement'](#) on the RBKC website. Ignoring planning requirements or Article 4 Directions can prove an expensive business, if e.g. roof alterations are required to be removed or parts of the original property reinstated.

Applying for planning permission

B.11 As this Annex has sought to explain, it is not a simple matter for property owners in the StQW neighbourhood to know whether or not a planning application is required for what might seem to be a minor alteration. Nor can owners always foresee whether approval from the Council will be forthcoming.

B.12 The policies proposed in this Draft Plan seek to fine tune some RBKC policies, to ensure that their application in the StQ neighbourhood becomes more consistent.

B.13 The StQ Forum will continue to monitor how the Council determine planning applications, as it has over the past decade. Given the loftrooms and roof alterations are a common form of alterations to houses, the Council has suggested a series of points of which applicants for planning permission should be aware, in making applications.

- Rooflights should be avoided on roof slopes facing the street. The Forum monitors closely any breaches of planning controls in this respect.

- Side roof slopes should not be extended. In particular ends of terrace are unlikely to have an appropriate style of roof on which to add an extension
- Development close to the edges of the roof should be avoided (i.e. keep rear dormers away from the ridge, eaves and party walls)
- Extensions on the roof of the 'outrigger'/original rear addition will be resisted
- Roof extensions should not cut into or cause the 'outrigger' to be altered externally
- Care should be taken not to use roof vents that are visible on the roof slope.

B.14 In relation to other alterations, the Council is likely to be supportive of applications

- which use traditional materials in keeping with the character of the conservation area, particularly on any part of the house visible from the street (e.g. painted timber, lead, slate/tile, etc)
- where windows facing the street are in keeping with the original windows of the host house in terms of materials, finish and details
- which reinstate original detailing, such as chimney pots and filials (ornamentation) on roofs

B.15 For the Council, the overriding objective is for houses in a terrace to have a uniform design that complements that specific terrace. The StQ Forum supports this principle, provided that home-owners are able to make reasonable alterations to their properties to reflect contemporary lifestyles.

ANNEXE C

SITES PROPOSED IN THIS DRAFT PLAN FOR CONTINUED DESIGNATION AS LOCAL GREEN SPACES

C.1 The ability for pieces of land to be designated as Local Green Spaces was introduced in the 2012 National Planning Policy Framework via paragraph 76 of that version. The new Draft NPPF consulted on last year (2025) maintains this designation, with criteria unchanged, at HC2. This reads:

Local Green Space

1. Local and neighbourhood plans may designate land as Local Green Space where this would safeguard green areas of particular value to the local community. Local Green Space should be limited to situations where the land concerned is:

a. In close proximity to the community it serves;

b. Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife;

and c. Local in character and not an extensive tract of land.

2. Designating land as Local Green Space should be consistent with the local planning of sustainable development and the provision of sufficient land for homes, jobs and other needs. Local Green Space should only be designated when a plan is prepared or updated, and should be capable of enduring beyond the end of the plan period.

C.2 In the 2018 StQW Neighbourhood Plan, the independent examiner concluded that the three surviving 'backlands' in the St Quintin Estate met the criteria for designation. Draft Policy StQ OS1 in this revised neighbourhood plan proposes continued designation, given that the planning context for each of these three sites has not changed in the past decade. These pieces of land share a number of common characteristics.

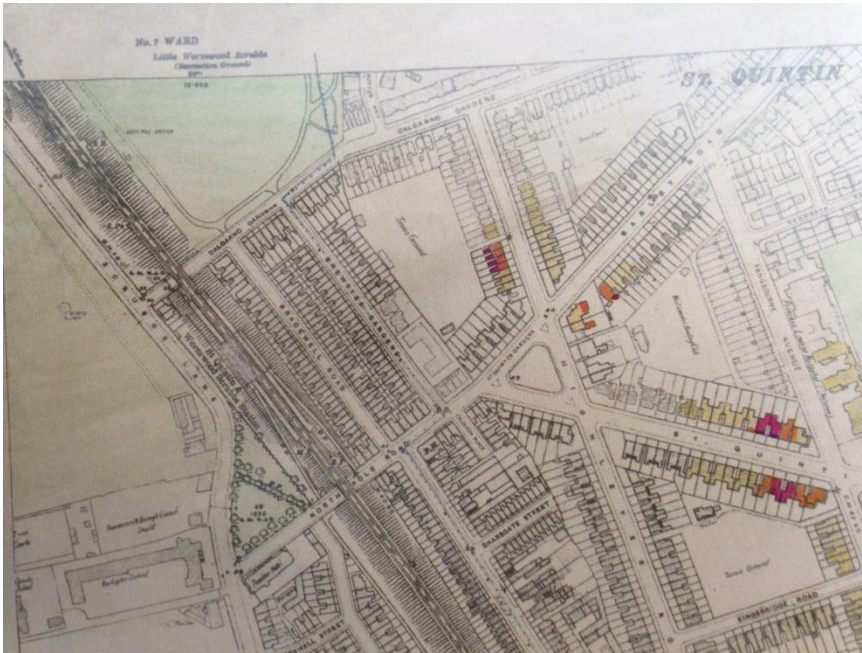
- all three date from the original layout of the St Quintin Estate, when planned by the St Quintin family in the late 19th century, and were intended for communal sporting and recreational use.
- all three have been used for varying lengths of time for this original intended purpose.
- all three are privately owned land. None has ever had general public access.
- their current amenity value, in planning terms, relates mainly to the views and sense of tranquillity that they provide to the surrounding terraced housing. Views of these pieces of land from public places are limited.
- as green spaces, and 'green lungs' they are also important to the bio-diversity of the Borough, RBKC being one of the most densely developed areas in Europe and one with high levels of air pollution.

C.3 The shared history of these backlands stems from the origins of the StQW part of the St Quintin Estate. What had started as a speculative business partnership between Charles Henry Blake and Colonel Matthew Chitty Downs St Quintin turned into the development of a part of London by a ground landlord who was socially and environmentally aware. While Blake was a notorious Victorian property speculator, exploiting the new railway access to North Kensington and building housing of poor quality, Colonel St Quintin and W H St Quintin exercised close control over the design and building of the St Quintin Estate.

C.4 William Herbert St Quintin had a long career in local politics, being a JP from 1875 through to his death and an alderman from the time of the formation of the Council in 1889. He was High Sheriff of Yorkshire in 1899 and Deputy Lieutenant of the East Riding. He was a naturalist interested in hunting, fishing, falconry, ornithology and entomology, and travelled in Europe as a young man. Unlike Blake, he was not solely concerned with speculative development that brought quick profits.

C.5 As noted in the 1990 RBKC Oxford Gardens CAPS document, the buildings in 'District C' of the Conservation Area are *'fine examples of early twentieth century terraces'*. *'Buildings are farther apart than elsewhere in the Conservation Area. There generally more than 22 metres between building lines and this, together with the limited height of the houses, results in streets of surprisingly generous proportions. Space behind and at the corner of terraces is also generous, and the consequent suburban openness is very important to the character and appearance of the area'*.

C.6 The backlands of the St Quintin Estate are not accidents or leftover spaces from speculative building, they are a planned part of the amenity and openness of the area which a Victorian ground landlord recognised as being important to the quality of life of its residents. They are part of the heritage of the neighbourhood.



The St Quintin backlands as originally laid out.

West London Bowling Club

C.7 This 0.46 hectare piece of land has been in continuous use as a sporting club since the estate was first developed from farmland by the St Quintin family. Occupied by a bowling green and club house, the freehold of the land was sold in 1930 by W H St Quintin (near the end of his life) to the West London Bowling Club Ltd, a private limited company with share capital. A covenant restricts use to *'a Bowling Ground or Recreation Ground, to be used in such a manner not to cause any nuisance or annoyance to the householders abutting the said piece of land'*. The same covenant restricts buildings on the land to a pavilion for a club or recreation ground.

C.8 The site is not open to the general public other than by invitation of Club members. The Club now has a membership of over 100 local residents, having widened its range of activities. The bowling green and adjoining planted areas are overlooked by 65 houses in the terraces of Barlby Road, Highlever Road, and St Quintin Avenue

C.9 The submission version of the 2018 StQW neighbourhood plan demonstrated to the satisfaction of the independent examiner that this piece of land meets the criteria for Local Green Space on the following grounds

- it lies within the community it serves;
- it is local in character and not an extensive tract of land
- it forms part of the historic plan form and setting of the St Quintin Estate (see 2.1.6 to 2.1.9 above)

- the space makes an important contribution to the character, townscape, and setting of the surrounding terraces
- it has recreational value, as a bowling club with a long history
- it provides visual amenity and tranquillity to the households which overlook it (there have been some issues in the past of noise nuisance to neighbours, but new management of the bowling club has resolved these).
- the bowling green and surrounding gardens are attractive, and make an important contribution to the character, townscape, and setting of the surrounding terraces.

C10 As mentioned in Section 4 of this Plan, the land and present pavilion building have been registered as an Asset of Community Value (ACV). Re-registration is in progress. Looking to the long-term future of the land, the Directors of WLBC Ltd have consistently supported the ACV registration and the LGS designation. There is good reason to suppose that, with this designation, the land will remain in communal recreational use.

Land behind Kelfield Gardens (former Kelfield Sports Club)

C.11 The freehold of this second piece of backland (0.21 hectares) is owned by the Trustees for Methodist Church Purposes, i.e. the Methodist Church. Disposition is subject to Charity Commission requirements. This ownership dates from 1923. A 1979 statement from the Methodist Church says that the land was 'acquired from' the St Quintin family. Other correspondence from local residents suggests that the land was gifted to the church.

C.12 As with the Bowling Club land, use of the site is covered by a covenant. In this case use is restricted to *'an ornamental garden or as a lawn tennis or croquet ground or bowling green for the use enjoyment and recreation of the members and friends of the Lancaster Road, Wesleyan Church War Memorial Athletic Club or other Athletic Club'*.

C.13 The land was known for several decades as the Kelfield Sports Ground and between the wars was used for tennis and bowls. During the 1970s a playgroup began operating from a small building off Kelfield Gardens on the eastern side of the site.

C14 In January 1979, the Methodist Church sought planning permission for a scheme for 27 sheltered flats and a warden's flat. Following public meetings convened by the RBKC, and a local campaign, this application was refused. Grounds for refusal were contravention of policies in the Leisure and Recreation chapter of the Draft District Plan, detriment to the Conservation Area, and inadequate vehicular access to the site. The RBKC committee report described the site as *'one of the open areas which lies at the rear of houses of the St Quintin Estate and is a feature which contributes greatly to the character of the Conservation Area'*.

C.15 Shortly after this decision (15 February 1979) the Council adopted the Oxford Gardens CAPS. Public opposition to building on the Kelfield sports ground no doubt contributed to the policy statement in this document that proposals to develop the St Quintin backland sites for housing *'will not be permitted'*.

C.16 The RBKC refusal to the sheltered housing scheme was appealed by the landowners, and the appeal dismissed in July 1980.



Backland site owned by the Methodist Church, behind Kelfield Gardens, St Quintin Avenue, and Wallingford Avenue.

C.17 Since then the land has remained as an area of green space, with mature trees. The New Studio Pre-School occupies a small building (converted from the former sports pavilion) off Kelfield Mews. Part of the backland is used by this playgroup, and has outdoor play equipment. The remainder of the site is fenced off as informal green space. No further planning applications have been submitted in relation to the site.

C.18 The StQW Forum considers that this piece of land continues to meet the criteria for Local Green Space on the following grounds

- it lies within the community it serves;
- it is local in character and not an extensive tract of land
- it forms part of the historic plan form and setting of the St Quintin Estate (see 2.1.6 to 2.1.9 above)
- it has recreational value for young children attending the New Studio Pre-School
- it provides visual amenity and tranquillity to the 40 households which overlook it
- it forms part of the historic plan form and setting of the St Quintin Estate (see 2.1.6 to 2.1.9 above)
- the space makes an important contribution to the character, townscape, and setting of the surrounding terraces.
- the land has never been developed and a previous planning application for development has been rejected at appeal.

Land at Nursery Lane

C.19 Paragraph 4.3 of this Plan summarises the planning history of the Nursery Lane site. Along with other backlands planned as an integral part of the St Quintin Estate, this site was also originally used for sporting and recreational purposes. The Ashfield Tennis Club operated with hard courts on the southern part of the site, and grass courts on the northern part, up until the 1940s.

C.20 The land has remained in the continuous ownership of the St Quintin family and the Legard family (who inherited the assets of the St Quintin family in the 1950s).

C.21 A 1931 aerial photograph shows two buildings on the site. Local residents who have lived in the StQW neighbourhood all their lives advise that both were wooden structures. The southern building was used as a clubhouse (a fairly primitive one by all accounts, with no flushing toilet). The northern building was used to house mowers and equipment to maintain the tennis courts.

C.22 The tennis club lost members following the outbreak of the 1940-45 war and the tennis courts suffered bomb damage. The whole of the northern part of the site was then used as allotments during and after the war. In 1952 the land was offered to the Council by the owners as a public park, but the offer was declined on grounds of resultant maintenance costs falling on the local authority. Permission was granted to a Mr Green by the London County Council for use of part of the site for '*storage of plant and materials in connection with a garden contractors business*', with advice that this was an agricultural use not requiring planning permission. The northern part of the site was used by Latymer School as playing fields during the 1950s and early 1960s.

C.23 In 1959 planning permission was granted the erection of a '*sectional timber hut*' on the playing field, for use as an equipment store and changing room, as part of use by Latymer School as playing fields. The Borough notified Mr Green that his temporary permission had expired and a re-application for similar use was approved as permitted development (agricultural use). Highgate Nurseries (with the same address as Clifton Nurseries) took on the garden nursery business.



Aerial view of the backland in 1931, showing the Ashfield Tennis Club (from the Britain from the Air series)

C.24 In 1970 the Council submitted its own application for 40 warden controlled flats, plus additional family housing at total density of approx 136p.p.a. This proposal was in support of 'the Council's slum clearance programme in North Kensington'. Highgate Nurseries objected and the subsequent planning appeal ruled against the Council's proposed housing development. The Inspector concluded that old peoples flats could be built on a 3/4 acre southern part of the site, with the garden nursery remaining in place on the northern acre and a half. The present Nursery Lane Sheltered Housing development was granted planning approval in 1977.

C.25 In 1981, the Legard family submitted a planning application for 23 houses (4 and 5 person). This was refused by RBKC on grounds of resisting loss of open space, public and private, and detriment to the Conservation Area. This refusal was appealed and a further planning inquiry held in 1982. The Planning Inspector dismissed the appeal.

C.26 The arguments put forward by the Council at the 1982 hearing are of limited relevance today. The Oxford Gardens Conservation Policy Statement was adopted in 1979 and has remained in use as a policy guidance at the time of planning decisions prior to the 2018 Neighbourhood Plan. Very little has changed in relation to the Nursery Lane land and its surroundings since that date.

C.27 The Borough Planning Officer explained in a written statement to the 1982 inquiry *'the Conservation Area Policy Statement identifies the site as one of three similar back-land area of open space within the St Quintin Estate, and as one particularly vulnerable to pressures for development. Such spaces contribute to the small-scale atmosphere of the area by separating the main housing terraces, and their permanent development "precludes their ever being used for recreation or leisure.. this land should preferably be retained in open space use"*.

C.28 His statement concludes: *it is considered that the proposed development results in an unacceptable loss of outlook and open space, amenity and it is detrimental to the traditional character of the area. The proposal makes no contribution to the preservation and enhancement of the Conservation Area, and is strongly opposed by the local community'*.

C.29 This recognition of the similarity between the three St Quintin backland sites, and their contribution to the area, is recognised in the Oxford Gardens CAPS 1 (see C.1.7) and in the 1990 CAPS 'policy statement' that housing development on these pieces of land would not be allowed.

C.30 The Planning Inspector at the 1982 inquiry, in dismissing the appeal on the proposed housing development, commented *'I found the backland open spaces a feature of this part of the St Quintin/Oxford Gardens Conservation Area'*.

C.31 Following the 1982 planning inquiry, no further planning applications were put forward for the Nursery Lane site until May 2015. The StQW Forum wrote in December 2013 to the Legard family, asking their intentions for the land. No response was received. The site was marketed by Knight Frank as a 'residential development opportunity' in April 2014. Proposals for a development of 21 four bedroomed houses were exhibited to local residents in December 2014. A planning application for a development of 20 such houses was submitted in May 2015 but subsequently withdrawn.

C.32 The proposal for designation of this land as Local Green Space was one of the most contentious issues which the independent examiner of the Draft StQW Neighbourhood Plan considered during his examination in 2015. His conclusions were set out on pages 11 and 12 of his report of 26 October 2015 (see at [St Quintin and Woodlands | Royal Borough of Kensington and Chelsea](#))

As noted in Chapter 4 of this revised Draft Neighbourhood Plan

- An application **PP/15/02798** from Metropolis Property Ltd to develop 20 townhouses on the site. This was withdrawn by the applicants in July 2015
- An application **PP/23/02302** from Northcare (Scotland) for a 72 bed care home facility was refused by RBKC in July 2023.

C33 The full planning history of these more recent applications can be found on the RBKC online planning register at [Planning applications | Royal Borough of Kensington and Chelsea](#). There have been no material changes in the context of this piece of land, in terms of its access arrangements or its use as part of a garden business, since 2018. 2024 RBKC Local Plan Policy GB15 on Parks, Gardens and Open Spaces continues to protect the land from development, with Part B reading:

The following open spaces are protected, and any loss will be resisted:

- 1. Metropolitan Open Land;*
- 2. Public open space;*
- 3. Registered Historic Parks and Gardens of Special Historic Interest;*
- 4. Private communal open space;*
- 5. Local Green Spaces where these are designated in a neighbourhood plan or other development plan document.*

ANNEXE D NEIGHBOURHOOD COMMUNITY INFRASTRUCTURE LEVY (NCIL)

The Community Infrastructure Levy (CIL) is a charge on new development, introduced by the Planning Act 2008 as a tool for local authorities in England and Wales to help deliver infrastructure to support the development of their area. RBKC introduces its CIL regime in 2015. Mayoral CIL is also charged in London, to finance transport infrastructure and other major projects.

CIL is payable by planning applicants on the basis of Charging Schedule for different types of development. A portion of the resources paid into the local planning authority are then re-allocated as Neighbourhood CIL and disbursed in the form of grants for projects. Generally the proportion of NCIL allocated is 15%. In areas with an adopted neighbourhood plan, 25% of CIL collected each year within the relevant neighbourhood is available for spending on projects. RBKC operates a 'NCIL fund' with allocations made to each ward, along with an extra allocation for the StQW neighbourhood area.

Back in 2020, residents' views were sought on community priorities to guide the allocation of NCIL funds. The consultation responses were used to establish community priorities to guide the allocation of NCIL funds. These were adopted by the council as part of the NCIL Community Priorities document in June 2020 and continue to be applied in each funding round.

RBKC NCIL community priorities

- air quality
- policing resources and emergency services
- parks and open spaces
- Streetscape
- community safety

Over the past decade, the StQW Forum has bid successfully for funding for three CCTV cameras in North Pole Road, a further camera at the southern end of Latimer Road, an air quality monitor at the Highlever/St Quintin 'triangle' and a small budget for consultation costs in reviewing and updating this neighbourhood plan.

The amount of NCIL funds available in each ward is directly related to the amount of development that takes place. In a few RBKC wards, NCIL funds amount to several hundred thousands each year. The sums available in Dalgarno and St Helens wards are much more modest, as is the separate allocation for the StQW neighbourhood.

As part of 'pre-submission consultation' on this revised neighbourhood plan, the Forum will be inviting suggestions for NCIL projects in future years.

Management committee of the St Quintin Neighbourhood Forum
June 2026
www.stqw.org