

St Helens Residents Association and St Quintin & Woodlands Neighbourhood Forum

Monday May 30th 2022

Agenda for this evening

1. Annual Report on StQW and St Helens RA activities
2. Elections for members of the St Helens RA and StQW Forum management committees
3. Update on local planning issues
4. Ideas for use of 2022 NCIL funds
4. Items for future open meetings
5. Any other business

Reminder about StQW Forum and SHRA

2008 St Helens Residents Association started meeting, in response to development proposals in the area.

2011, the Localism Act introduced neighbourhood planning as the most 'local' part of the planning system.

2013 RBKC approved the designation of the 'St Quintin and Woodlands Neighbourhood Forum'.

2016 completed neighbourhood plan was voted on in a local referendum and adopted by the Council as part of the Borough's development plan.

The two management committees have an overlap of membership and meet jointly to keep things simple

SHRA and StQW membership is the same 380 members living or working in the neighbourhood.

Annual Report

Only one open meetings held since our AGM last May, as a result of lockdown.

Monthly newsletters circulated to keep members up to date.

We submitted detailed responses on the following:

- RBKC new Draft Local Plan
- RBKC Supplementary Planning Document on Kensal Canalside
- RBKC Design Code for Units 1-14 Latimer Road
- RBKC proposals to extend the Oxford Gardens Conservation Area
- RBKC Streetscape improvements in St Helens Gardens
- OPDC modifications to its Draft Local Plan

Copies in previous posts on StQW website at www.stqw.org

St Helens management committee elections

Proposed officers

Chair Henry Peterson

Treasurer Maggie Tyler

Secretary Tania Martin

Other current management committee members standing for re-election: Jenny Harborne, Catherine Mannheim, David Marshall, Fiona Withey, Stephen Duckworth.

New member proposed for election: Pat Healy

Constitution allows for up to 14 members, so there are 6 vacancies.

StQW Forum management committee

Current committee members standing for re-election

Jenny Harborne (Highlever Road)

Tania Martin (Highlever Road)

Henry Peterson (Chair) (Highlever Road)

Fiona Withey (Kelfield Gardens)

David Marshall (Finstock Road)

Steve Divall (St Helens Church)

Peter Chapman (Highlever Road)

New member proposed for election: Pat Healy (Oakworth Road)

Planning update

- Kensal Canalside Opportunity Area
- RBKC revisions to its Article 4 Direction – impact on Latimer Road
- St Helens streetscape improvements
- Mitre Wharf proposals (Scrubs Lane)
- HS2 construction
- OPDC Local Plan and tall buildings around the Scrubs

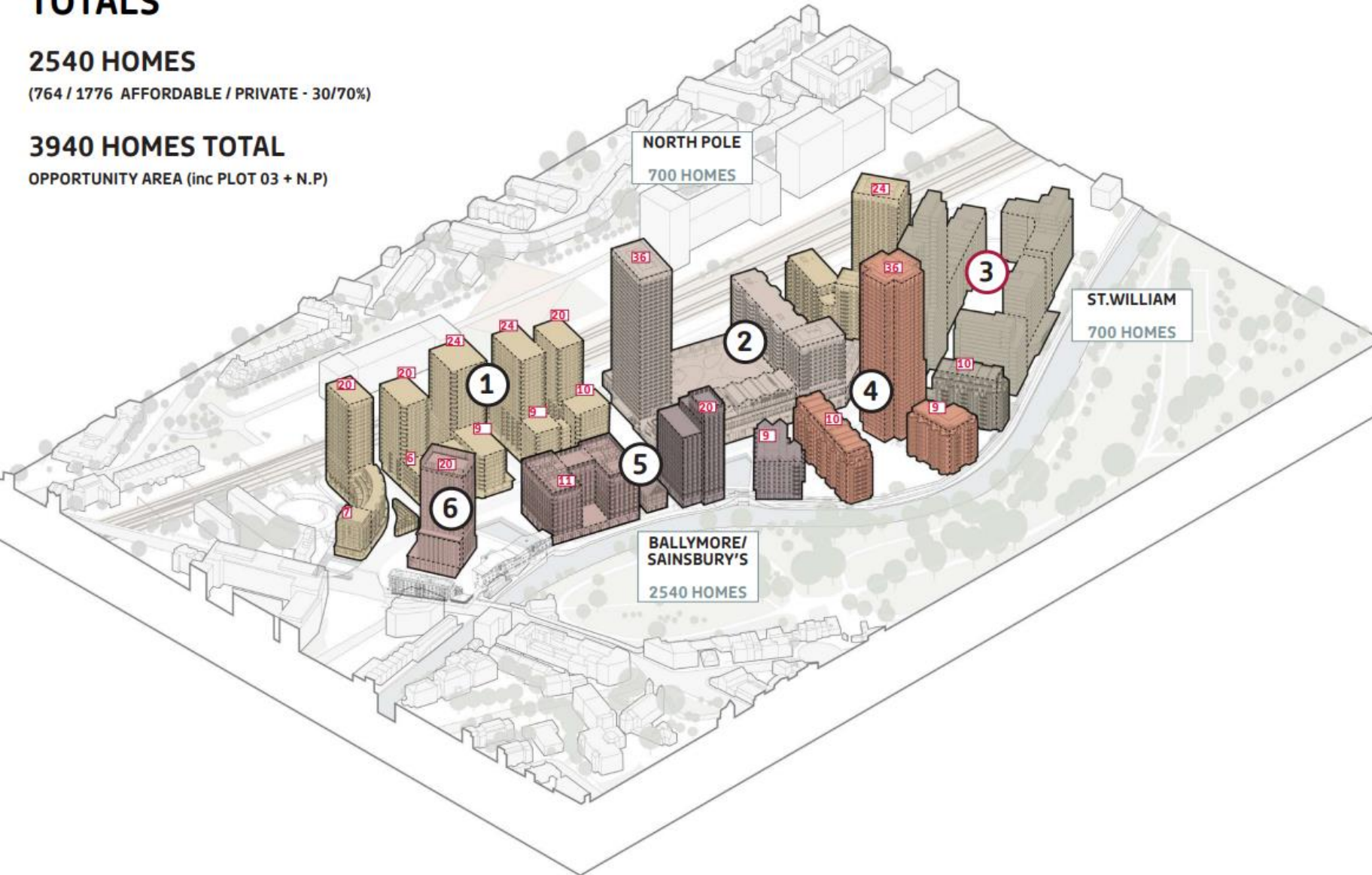
CURRENT MASSING APPROACH TOTALS

2540 HOMES

(764 / 1776 AFFORDABLE / PRIVATE - 30/70%)

3940 HOMES TOTAL

OPPORTUNITY AREA (inc PLOT 03 + N.P)



Kensal Canalside
Development Forum
held last November.

The RBKC Draft Local
Plan limits heights to
31 storeys.

Sainsburys/Ballymore
and St William now
revising their plans.

Applications may
surface after July

The future of RBKC's Article 4 Direction

A complicated issue. In a nutshell:

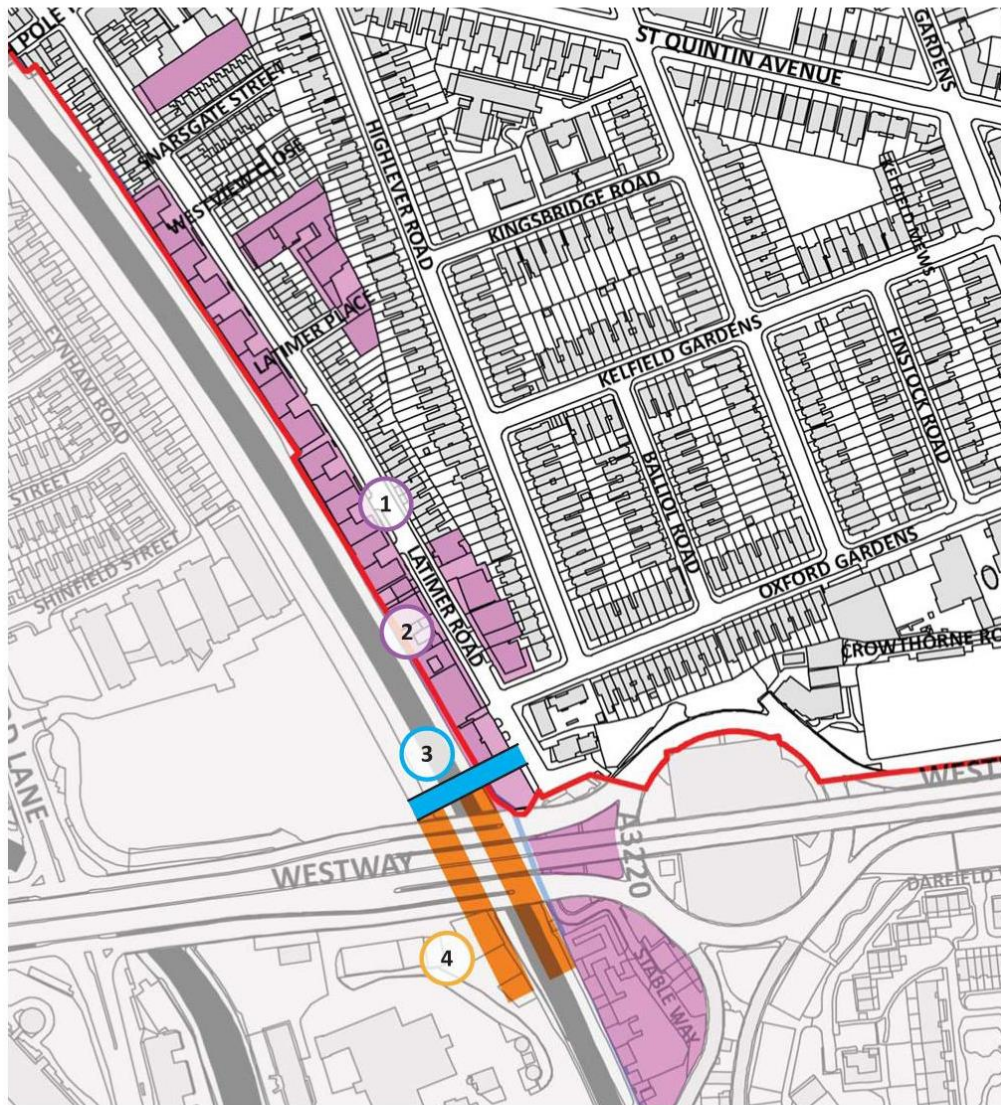
- Government wants flexibility on change of use from vacant commercial premises to homes via 'permitted development'
- RBKC has been instructed by Ministers to minimise the area where permitted development rights for change of use to housing have been removed by a 2013 RBKC Article 4 Direction (currently the whole Borough).
- StQW has argued that Latimer Road should not be part of these reduced area and needs the national flexibility.
- RBKC wants its 3 Employment Zones to stay within a reduced A4D area.
- Latimer Preservation Society wants the EZ status to stay (we think).

We need to decide between the following options:

A. Include Latimer Road under a new Article 4 Direction

B. Say to RBKC/DLUHC that Latimer Road should be left outside the new A4D areas

MAP 5: Latimer Road



Key:

- 1 Latimer Road proposed for de-designation as an Employment Zone
- 2 More housing above commercial uses on west side of street Road
- 3 Proposed underpass to Imperial West
- 4 Proposed site for 'Western Circus' Overground station

The purple sections on the map are the four sections of Latimer Road classed as an Employment Zone.

These are subject to RBKC Policy CF5 resisting change of use to housing. New Draft Local Plan Policy BC1 requires '**significant uplift**' in business uses to justify any change of use.

StQW policies allow mixed use at Units 1-14 above commercial space. Subject to RBKC Design Code on building heights.

Our current thinking is that national PD rights should apply and that the EZ sections should be de-designated in the next RBKC Local Plan.

Latimer Road Preservation Society (we think) takes a different view.

Coverage by a Article 4 Direction means.....

National permitted development rights are not available.

Any form of 'development' with a change of use to housing requires full planning permission. Planning policies can give business space a level of protection. Meanwhile

RBKC Policy BC1 will resist housing without a 'significant uplift' in businesses uses – this requires redevelopments to add more floorspace.

Any form of development in Latimer Road currently has marginal viability (poor public transport, lack of amenities).

The new 'E class use' covers a wide range of commercial activities including e.g. Getir and 'dark kitchens'/Deliveroo. No permission needed to change commercial activities within this use class.

RBKC Draft Local Plan assumes 75 new homes in the street in long term.

Exclusion from A4 Direction means....

Permitted development on change of use to residential applies only to existing buildings. New developments need or physical alterations need full planning permission.

Applicants still have to apply for 'Prior Approval' for change of use.

RBKC can still refuse proposals on grounds of transport impact, noise, living conditions of neighbours and a few other grounds - but not on loss of employment floorspace.

Might developers go for fully residential redevelopments, with no commercial space at ground floor level?

Differential in values is not that big in Latimer Road, as compared with 'prime' Kensington (where loss of retail and commercial uses to residential is a major threat).

LATIMER ROAD



PP/19/00991
Unit 1 Latimer Ind Estate, 343-453 Latimer Road, W10 6RQ
Permission: GRANTED (May 2019)

Demolition and redevelopment of warehouse/light industrial unit to provide a four storey mixed use building comprising B1 office space on ground floor and 8 x residential units on upper floors comprising 4 x one bed units and 4 x two bed units. In March 2021 permission was given to increase the building height of 13780 to 14260 (PP/20/00399).



PP/13/00932
296 Latimer Road, W10 6QW
Permission: GRANTED (2013)

Redevelopment of site including the erection of photographer's studio and workshop including offices, (B1 use), consisting of three buildings separated by courtyards. The building was shortlisted for The Stirling Prize in 2017



PP/20/02450
341 Latimer Road
Permission: GRANTED (Aug 2020)

Permission was granted in 2013 (PP/13/04190) for the construction of 3 storey 4 bed dwelling, plus basement on the site of a 2 storey house within the Employment Zone. A further floor with roof terrace was granted permission in August 2020 (PP/20/02450).



PP/10/00084
335-339 Latimer Road
Permission: GRANTED (Mar 2010)

Construction of single storey roof extension to form additional B1 space. In August 2018 Planning permission (PP/18/03464) was granted for a new first floor front/side extension for additional B1 Office space.



PP/19/00981
341A Latimer Road
Permission: GRANTED (Aug 2020)

Permission was granted in 2015 (PP/07755) for the construction of 3 storey dwelling, a further floor with roof which relates to adjacent building heights, was granted permission in August 2020 (PP/20/02450).



PP/07/00454
290-294 Latimer Road, W10 6QW
Permission: GRANTED (2007)

A 4-storey Mixed use development comprising 12 flats, offices, workshops, film archive and associated parking. An additional floor extension was granted permission after appeal in 2011 (A/10/2142953).

Development
in the street
in last decade

Proposed redevelopment of Ivebury Court

Application PP/22/03115

Consultation ends **24th June**

Mixed use redevelopment of existing building, 5 floors and setback 6th.

3 floors of commercial with 9 flats above

Application will be decided under current Policy CF5k.

'resist residential uses in EZs unless the use can be shown to be necessary to support a significant uplift in both the quantity and the quality of the business use on the site'



[illegible]

A letter will go to residents in the immediate area, with details and contact information.

Mitre Wharf, Scrubs Lane



A mixed use development on the canalside at Mitre Bridge.

8 storeys above commercial . 493 housing units per hectare.

Canal and River Trust has submitted detailed comments on the application.

Do we want to object?

HS2 Conveyors and Tunnel



Old Oak Common Lane conveyor bridge



One Portal Way, North Acton



No sign of Imperial College backing away from these proposals.

This is despite two Chinese developers at Vauxhall/Nine Elms/Battersea selling off their high rise buildings with significant losses.

Fire safety in buildings of up to 56 storeys with a single staircase could still prove an obstacle at One Portal Way.

Neighbourhood CIL – 2022 bidding round

RBKC has published information on this year's bidding round for funds from the neighbourhood element of the Community Infrastructure Levy (NCIL).

The sums involved for this area are

Dalgarno ward £79,444

St Helens ward £59,760

StQW neighbourhood area an extra £16,155 (because we have a neighbourhood plan in place)

We have previously been awarded funding for CCTV in North Pole Road (now installed) and air quality monitoring at the St Quintin Ave 'triangle' (still pending).

Neighbourhood CIL community/RBKC priorities

Air quality

Policing resources and Emergency services

Parks and open spaces

Streetscape

Community safety

Any ideas on what bids should be made?

Potential items for future meetings

Levels of use of electric vehicles in the neighbourhood and availability of charging points

Levelling Up and Regeneration Bill – implications of proposals for ‘Neighbourhood Priorities’ statements and ‘Street Votes’.

Thanks for listening

Time for a glass of wine

Contributions to the cost of hiring the all would be welcome

Any questions to sthelensassn@aol.com