

**Joint AGM of the St Quintin and Woodlands  
Neighbourhood Forum and  
St Helens Residents Association**

July 10<sup>th</sup> at St Helens Church

# Agenda for the evening

1. Minutes of AGM held on June 3<sup>rd</sup> 2023
2. Constitutional matters
  - Election of members of StQW management committee
  - Election of members of St Helens RA management committee
  - Financial report 2023/4
3. Decision on whether to drop '*and Woodlands*' from the Forum's title
4. Patient appointment systems at local GP surgeries (Stephen Duckworth)
5. Proposals for Unit 9 Latimer Road and for Ivebury Court
6. Licence application for 274 Latimer Road as The Volunteer pub
7. Imperial College underpass from Wood Lane to Latimer Road
8. Memorial Park refurbished and new buildings
9. AOB (including idea of autumn event at the Bowling Club)

# Elections to the StQW management committee

## **Nominations received for re-election:**

Steve Divall (St Helens Church)

Kim Evans, Dalgarno Gardens

Pat Healy, Oakworth Road

Catherine Mannheim, Highlever Road

David Marshall, Finstock Road

Tania Martin, Highlever Road (Secretary)

Ben Martinez, St Helens Gardens

Henry Peterson, Highlever Road (Chair)

Jeremy Raphaely, Highlever Road

Fiona Withey, Kelfield Gardens

## **Co-opted members**

Jenny Harborne

Maggie Tyler (Treasurer)

## **Resigned**

Stephen Duckworth, Pangbourne Ave

Nathanial Gee, Oxford Gardens

# Elections to St Helens RA management committee

Pat Healy (Oakworth Road)

Catherine Mannheim (Highlever Road)

David Marshall (Finstock Road)

Tania Martin (Secretary) (Highlever Road)

Henry Peterson (Chair) (Highlever Road)

Maggie Tyler (Treasurer) (Wallingford Avenue)

Fiona Withey (Kelfield Gardens)

(This committee meets jointly with the StQW committee)

# The Forum's title

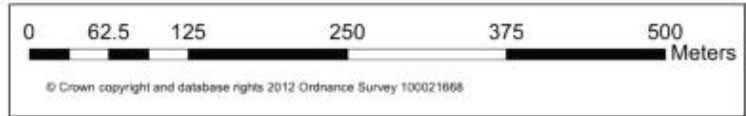
The 'Woodlands' part of the title dates from the original 2012 application to RBKC and LBHF for a cross-borough neighbourhood area.

This was proposed to include the Eynham Road area and the former BBC 'Woodlands' site (now part of Imperial White City campus).

LBHF consultation resulted in 12 LBHF respondents supporting the proposed 'cross-borough' neighbourhood area and forum and 13 opposed.

Second 'informal consultation' led to LBHF Council 'refusing' the proposal for the Forum. The 'Eynham triangle' remains designated as one of several 'orphan' neighbourhood areas in London, with no forum.

As part of the 2023 five yearly 'redesignation' of the Forum the Council agreed that we can drop the 'Woodlands' part of the title if we wish.



**St Quintin-Woodlands  
Neighbourhood Forum**

**N**  
**PROPOSED AREA**

APRIL 2012  
  
 THE CITY OF KINGSTON  
 AND CHELSEA

# Patient access at our local surgeries

The NHS for north-west London proposed the introduction of 'same day access hubs' to triage patients who contact their general practice. The hub would assess patients' needs and refer them to the best service for them. Patients might be referred to another practice so that they can be seen the same day.

Hubs will be delivered by local primary care networks (PCNs) in each area. They might be physically co-located or virtual services.

Intended rollout across all PCNs in north west was deferred from April 2024 in the face of strong opposition and a campaign in RBKC/LBHF.

Stephen Duckworth (Patient Participation Group member) will give a verbal update following his meeting with the local PCN.

# Unit 9 Latimer Road

We have asked Concilio for plans and sections from the developers. They say these are still be worked on along with a daylight/sunlight study.



No application yet submitted.  
'Survey' on Concilio consultation website now concluded.  
12-15 people attended session at the Bowling Club.  
Proposed height is 18m (same as for consented Unit 10).  
Does this meet the RBKC Design Code and StQW Policy LR5 on building heights?  
Or is this one floor too high?



# Proposals for Ivebury Court

An application to redevelop the site of this existing office building at the southern end of Latimer Road was withdrawn in 2023.

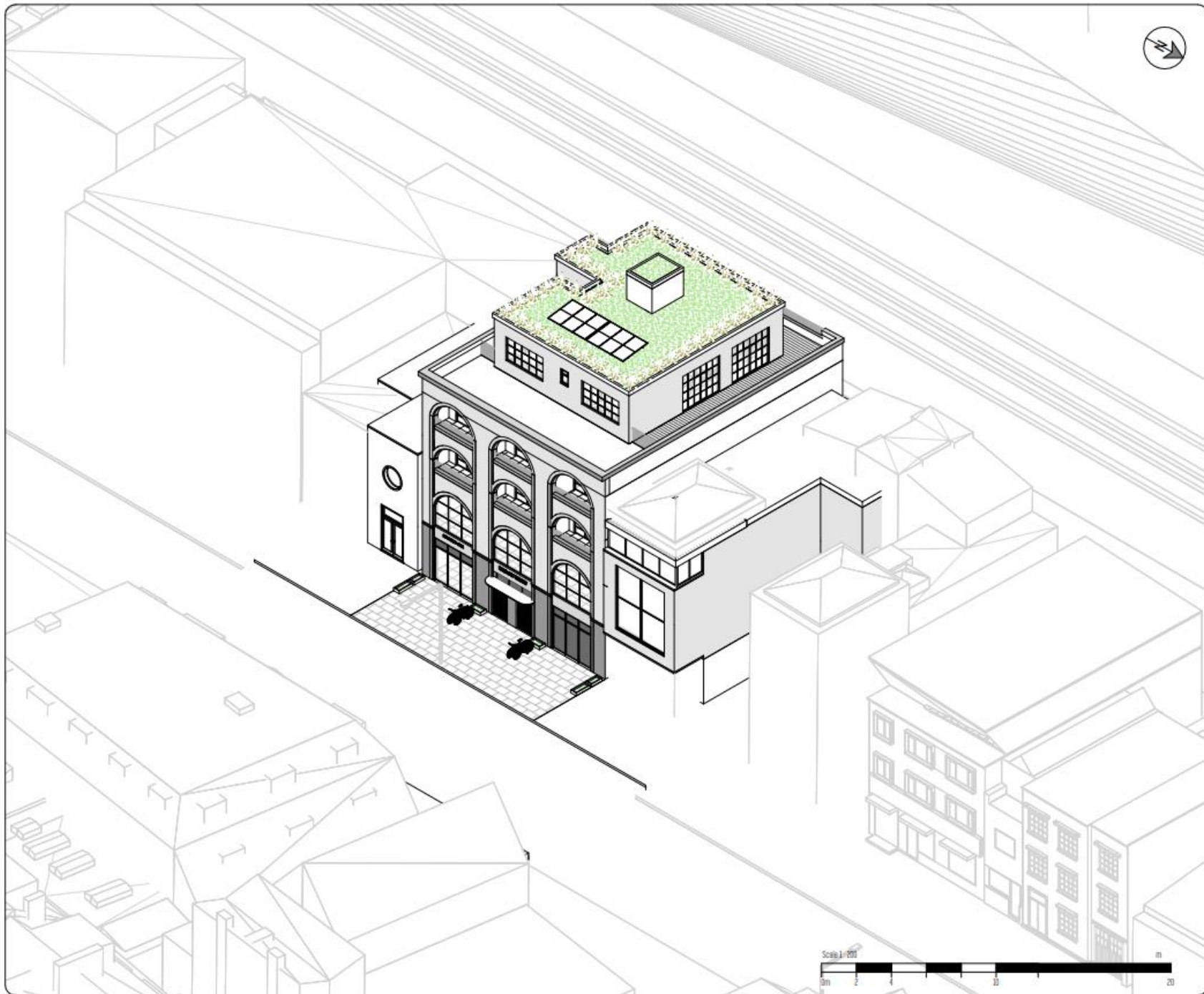
The owners are now proposing a revised design, which has been discussed with RBKC planning officers.

The major change is the removal of a storey and bringing the building down to a 4 plus a set back 5th. 2 floors of commercial plus flats above.

This part of the street is not covered by the RBKC Design Code but the applicants are seeking to meet the height parameters in the Code.

Following a Zoom session for members on May 30<sup>th</sup> 2022 StQW objected and asked for one storey to be removed.

See CGI images to follow. Proposed height is 17m plus lift override.



THESE DRAWINGS ARE INSTRUMENTS OF SERVICE FOR USE ON THIS PROJECT ONLY AND ARE THE JOINT PROPERTY OF MIZZI STUDIO AND THE PROJECT OWNER. ANY USE OF INSTRUMENTS OF SERVICE WITHOUT THE PRIOR EXPRESS WRITTEN PERMISSION OF MIZZI STUDIO AND/OR THE PROJECT OWNER IS A VIOLATION OF COPYRIGHT AND MAY BE SUBJECT TO PROSECUTION.

ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE STATED. DO NOT SCALE FROM THE DRAWING. USE OVERDIMENSIONS ONLY. ALL DIMENSIONS AND MEASUREMENTS ARE TO BE VERIFIED ON THE PROJECT SITE BY THE CONTRACTOR PRIOR TO COMMENCING ANY WORK. DISCREPANCY OF ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER'S AUTHORIZED CONTRACT ADMINISTRATION FOR CLARIFICATION. THE CONTRACTOR SHALL PREPARE SHOP DRAWINGS FOR APPROVAL BY THE OWNER'S AUTHORIZED CONTRACT ADMINISTRATION PRIOR TO COMMENCEMENT OF ANY WORK.

**MIZZI**

10th Floor  
 3rd Floor, Kingsway Palace  
 Regent Street  
 London, W1B 5AH

Tel: +44 (0)20 886 0274  
 Email: info@mizzistudio.com  
 www.mizzistudio.com

**RIBA**   
 Chartered Practice

Drawing Status			
REV	Date	Reason for issue	Issued by
P00	21/06/2024	Planning Submission	JM

CLIENT	Andre Michaud
PROJECT TITLE	Ivebury Court
PROJECT ADDRESS	325 Latimer Rd, London W10 6RA
SHEET TITLE	Proposed 3D axonometric view
SHEET NO.	241_MIZ_XX_XX_DR_A_A7900

PROJECT NO.	241	DATE	21/06/24	SCALE	AS
DRAWN BY	AGLR	CHECKED BY	JM	REV.	P00





317-321

IVEBURY COURT

333

FG66 ETL

GG16



10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

NEBURY COURT



330



Humps for  
500 yards  
→

OLYMPIC  
HOUSE

BATHROOMS  
GOSLETT

RESERVATIONS & BOOKINGS

The Oxford  
University  
GARDENS WALK

Audi

LD55 URE

# Viability of development in Latimer Road

RBKC has published a series of financial viability studies of development in the street, over the past decade.

The Design Code includes viability material, on which StQW and local residents questioned the financial figures.

StQW argued during the RBKC Local Plan consultation that the Borough-wide requirement for a *'significant uplift in commercial floorspace'* in any redevelopment in any EZ should be dropped as unrealistic and would lead to yet more empty office space in Latimer Road.

This has been achieved in the New Draft Local Plan Policy BC1K which reads *In the Freston/Latimer Road Employment Zone north of the Westway: support the creation of residential floorspace where the existing commercial floorspace is retained or re-provided and where its quality is improved.*



# Licence application for 274 Latimer Road

An application for a new licence for use of parts of 274 Latimer Road as a pub has already been submitted. See at [LICPR/24/344875/01](#)

The applicants are Wentworth Andersen **and the deadline for comments is July 10<sup>th</sup>**. The applicants propose to rename the pub as The Volunteer.

The application appears to cover only the ground floor and basement of the former Ariadne Nektar and British Volunteer pub.

Current planning position (RBKC advise) is that the whole building has permission only for use as a pub, with upper floors ancillary to pub use.

The first and second floor have been refurbished as two flats (but not yet marketed as self-contained residential units).

Occupation of upper floors is currently said to be by Wentworth Andersen staff. RBKC advise that there is no breach of planning controls as yet.



# Proposed licensing hours in the application

## **Premises Licence**

Application Details: Application for the Grant of a Premises Licence

Late night refreshments - indoors

Sunday - Wednesday 23:00 - 23:30

Thursday - Saturday 23:00 - 24:00

Sale by retail of alcohol on and off the premises

Sunday - Wednesday 10:00 - 23:00

Thursday - Saturday 10:00 - 23:30

Hours open to the public

Sunday - Wednesday 10:00 - 23:30

Thursday - Saturday 10:00 - 24:00

# Hours of opening as previously advised

	<b>Sale of Alcohol</b>	<b>Late Night Refreshment</b>	<b>Opening</b>
<b>Monday</b>	<b>10:00 – 23:00</b>	<b>23:00 – 23:30</b>	<b>10:00 – 23:30</b>
<b>Tuesday</b>	<b>10:00 – 23:00</b>	<b>23:00 – 23:30</b>	<b>10:00 – 23:30</b>
<b>Wednesday</b>	<b>10:00 – 23:00</b>	<b>23:00 – 23:30</b>	<b>10:00 – 23:30</b>
<b>Thursday</b>	<b>10:00 – 23:30</b>	<b>23:00 – 00:00</b>	<b>23:00 – 00:00</b>
<b>Friday</b>	<b>10:00 – 23:30</b>	<b>23:00 – 00:00</b>	<b>23:00 – 00:00</b>
<b>Saturday</b>	<b>10:00 – 23:30</b>	<b>23:00 – 00:00</b>	<b>23:00 – 00:00</b>
<b>Sunday</b>	<b>10:00 – 23:00</b>	<b>23:00 – 23:30</b>	<b>10:00 – 23:30</b>

# Options for responding to the application

Option A – support the application as a route to saving a form of pub use, even if reduced in space (with questions over future financial viability).

Option B – object on the grounds that the application does not make clear that the floorspace available for ‘licensed trade’ is to be halved by excluding the former first floor dining area – impacting on future viability and availability for community events etc.

Option C – remain neutral on the licence application but object to any subsequent planning application for change of use to residential of a ‘first floor flat’).

The whole building remains a registered Asset of Community Value until October 2024. No proposals came forward for a ‘community pub’ in 6 month moratorium period prior to March 2023. Building sold in May 2023.

# Latimer Road underpass to Wood Lane

We are told that Imperial College remain committed to this project (to be constructed and funded as a S106 'planning obligation' dating from 2013).

Westway Trust continue to negotiate with Imperial over the terms of an agreement on use of the Trust site at 301 Latimer Road.

Revised planning applications will need to be submitted to RBKC and to LBHF. We await news of whether this will happen in mid 2024.

When this happens, StQW/SHRA will poll our members before submitting comments on the application – or hold an online Zoom session as we have done on previous major proposals in the neighbourhood.

# Memorial Park buildings

These proposals have been discussed at previous meetings, Consultation by RBKC continued over many years, including a design competition.

Works have been in progress in recent months.

Latest info from RBKC is that

*The new café, public WCs, 'Changing Places' Room and Grounds Maintenance building is currently having internal fit-out. Partition walls are in place, as are 'first fix' of electrics and plumbing.*

*Completion of this building is still scheduled for early August 2024.*

*A temporary café facility is in place, next to the sports changing rooms, for the busy period before the permanent café can open in August.*

*The sports changing rooms building is now complete and 'green roof' is in flower.*

Future use of 'picnic area' by tennis courts remains an issue.



# Any other business?

## Helicopter noise bad again? 1<sup>st</sup> July was a police incident.

Our websites are at

[www.stqw.org](http://www.stqw.org)

[www.sthelensresidents.org.uk](http://www.sthelensresidents.org.uk)

To contact the forum or association, please use this email address

[sthelensassn@aol.com](mailto:sthelensassn@aol.com)