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**Subject:** September 2022 newsletter from StQW Forum and St Helens Residents Association

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## St Helens Residents Association St Quintin and Woodlands Neighbourhood Forum

### The Queen's funeral on Monday 19th September

Steve Divall, vicar at St Helens Church, has arranged for the funeral broadcast to be screened at the church for all who would like to watch with others. Doors will open from 10am for the service at 11am. There is also a book of condolence at the church.

It seems but a moment since William and Kate unexpectedly joined a street party outside the church, for the Platinum Jubilee celebrations. A sad week for them, and for all of us.



For those who need to travel around the Borough on Monday, the Council has [published advice](#) on road closures. Roads from Kensington High Street southwards will not be accessible and the Council is advising residents not to try to drive on this day. Queen's Gate, Cromwell Road and Brompton Road will all be closed to all traffic until the afternoon. Roads are expected to re-open late in the afternoon.

## **More new issues in Latimer Road - the Ariadne Nektar pub.**

This last pub in the neighbourhood has been closed since the departure of former landlord Dimitri Kotsakis. We heard that a new pub manager was being sought, with the landlords/owners intent that that the building should remain as a pub. The owners have now notified RBKC of their intention to sell the property.

The owners are required to make this notification because the building is a registered Asset of Community Value. The StQW Forum nominated the building for this status back in 2019. RBKC planning policy give strong protection to pubs, but building owners can argue for change of use to residential if they can prove non-viability for pub use. This was the fate of the North Pole pub, when acquired by Tesco.

The ACV status means that there is now a period up until 21<sup>st</sup> October in which StQW could submit a non-binding notice of an 'intention to bid' to purchase the building. There are many examples of 'community pubs' which have emerged through the ACV route, but few in high value areas such as central London. If such a notice is submitted to RBKC this would trigger a 6 month moratorium on any sale of the property. At the end of this period, the owner is not obliged to sell to the community organisation involved, but can choose to do so.

Some Latimer Road residents have begun to look in recent months at the prospects of assembling a bid. But the timescale for submitting the initial 'notice of intent' is now short. Anyone who is keen to try to progress this route needs to contact us urgently at [sthelensass@aol.com](mailto:sthelensass@aol.com).

We have some limited information on the owners of the building, who are a Guernsey based company called UK Investments Limited. Estate agents Knight Frank handle their property matters and are the contact point provided to StQW by the Council.

### **Unit 10 Latimer Road**

The owners of Unit 10 Latimer Road have contacted us to say that they have new proposals to redevelop this building. The previous plans in summer 2020 were for six floors of commercial and residential use, The planning application was strongly opposed by Latimer Road residents. The StQW Forum also submitted an objection. The application was refused by the Council.

Since then, the Council has prepared and adopted a Design Code for Units 1-14 Latimer Road. This sets down fixed parameters for building heights and architectural design for any redevelopment of these existing light industrial/warehouse buildings. We don't yet know any details of the new proposals for Unit 10 but will learn more next week from the PR company and architects involved. No planning application has yet been submitted.

More information will then be circulated by StQW/SHRA and a Zoom session or open meeting arranged at the church hall to discuss resident views on how we should respond to these new proposals.

Meanwhile the application for redevelopment of the Ivebury Court building (325 Latimer Road) remains 'under consideration' by RBKC. While StQW supports the principle of mixed use with some more residential floorspace in the street, within height limits set in the neighbourhood plan and RBKC Design Code, we asked the Council to refuse this application in its present form. The design could be improved.

### **Latimer Road/Wood Lane underpass**

Following the discussion at our AGM last June, StQW management committee member Peter Chapman has managed to extract more information from Hammersmith & Fulham Council on this much delayed project. It is H&F Council which (a decade ago) secured a legal agreement with Imperial College on the construction of the underpass. This 'S106 agreement' involves several 'community benefits' to balance the harm caused by the College's intensive development of the overall site on Wood Lane. We will be checking with the council what has happened on other S106 commitments (a day nursery and a health centre).

H&F Council are saying that they support the building of the underpass and that Council officers are currently reviewing and negotiating a 'Three Party Underbridge Agreement' (tripartite agreement between LBHF, Network Rail and Imperial College). This does not tell us much that is new, but it seems that some progress is being made in resolving the legal issues involved. We still don't have a date for the start of construction works.

### **Imperial's new plans for 'Site A' on its White City campus**

Meanwhile, Imperial have held a mini-consultation with Hammersmith residents on new proposals for the last remaining part of their site at Wood Lane. In the masterplan approved by Hammersmith & Fulham Council back in 2013, this corner site (currently a car park) was destined to become an administrative building for the College. The height proposed was to be part 3 and part 5 storeys.

But the College's ambitions as a property developer continue to expand. Their new proposals, set out in a flyer issued only on the Hammersmith side of the boundary, are for a significantly taller set of buildings. In the language of their leaflet *The building at Plot A has been designed to 'step back' from the residential properties on Shinfield Street, in the same way as the existing Wood Lane Studios..The part of the building closest to Shinfield Street will be 3 storeys. This will rise to 6, 9 and 12 storeys at the southern part of the building, which will be next to the School of Public Health.* If this new proposal is built, the long promised 'public square' at the centre of this development will see little if any sunlight.



Neither the StQW Forum nor the St Helens Residents Association received notification of the August consultation session on these new plans. We have written to Imperial to question why? As many SHRA/StQW members will recall, we fought a long battle with Imperial over their 2012 masterplan, with its plot ratios similar to Canary Wharf and a 35 storey tower. Our sister neighbourhood forum at Old Oak is continuing to question whether the College's Charter and Objects provide the university with adequate legal powers to undertake purely commercial property development on the scale which Imperial are pursuing at North Acton, and now at Wood Lane.



These latest proposals Wood Lane site are for 213 small 'studio apartments' in a building shown in the CGI image below . As with the existing four blocks of 'Gradpads' on the site, these small units will be available to students from anywhere and will have no 'collegiate' link with Imperial. Imperial's claim that this further development involves '*Placemaking – helping to create a dynamic local campus and college community*' is no more true today than it was a decade ago. So StQW will be supporting our neighbours in the Eynham Road area in trying to mitigate the impact of these latest proposals.



### **Hope for the Future session at Dalgarno Neighbourhood Centre**

This [charity](#) which works on climate change is holding a session at the Dalgarno Neighbourhood Centre, on **Sunday 25th September 11am-3pm**. The event is [part of the Great Big Green Week](#) and will feature hands-on activities and demonstrations, guest speakers as well as free food and refreshments, and an opportunity to get your voice heard on what is needed to clean up Kensington's air. The link to sign up to the event in advance is here: <https://www.eventbrite.co.uk/e/hope-for-the-future-in-your-community-kensington-tickets-403875561677>

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