

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

September 18th 2025
St Helens Church Hall

Agenda for this evening

1. Update from the Met Police Safer Neighbourhood Team on local crime trends and the new Met Engage information system.
2. Elections for the management committees of the StQW Neighbourhood Forum and St Helens RA. Plus receipt of SHRA accounts for the year.
3. Planning Update – covering the latest news on the Kensal Canalside applications from Sainsbury's/Ballymore and Berkeley Homes St William, Kensal Cemetery update, the further delayed date for the opening of Old Oak Common station (Elizabeth Line and GWR as well as HS2) and the more local proposals in Latimer Road (Units 9 and 10, underpass, Volunteer pub).
4. Update on the future of Pembridge Hospice.
5. What has changed in our neighbourhood in the last decade – gathering views to help in updating the StQW Neighbourhood Plan.

Elections to the StQW management committee

Nominations received for re-election:

David Marshall, Finstock Road

Fiona Withey, Kelfield Gardens

Tania Martin, Highlever Road (Secretary)

Catherine Mannheim, Highlever Road

Pat Healy, Oakworth Road

Henry Peterson, Highlever Road (Chair)

Steve Divall (St Helens Church)

Kim Evans, Dalgarno Gardens

Ben Martinez, St Helens Gardens

Jeremy Raphaely, Highlever Road

Co-opted members (non-voting)

Jenny Harborne

Maggie Tyler (Treasurer)

New member seeking election

Bella Huddart (Latimer Road)

3rd co-opted member

Thasan Vallipuranathan (Latimer
Place)

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)

Kensal Canalside Opportunity Area

Ballymore/Sainsburys application – originally submitted Oct 2023 with subsequent revisions. May soon be decided by RBKC.

Hundreds of objections and supportive comments (a current row over tactics used by consultants Thorncliffe and Your Shout on pressuring people to sign up to support the scheme).

Main objections have related to heights and densities on a site with poor public transport access and single access/exit off Ladbroke Grove.

Plus concerns over decontamination of a highly contaminated site.

StQW has sent in 2 objections, latest flagging up implications of delays to HS2 and Elizabeth Line platforms at Old Oak Common station.

**2,419 new homes
plus new
superstore**



Joe Powell's 'four tests' for the Ballymore plans

1. Significant quantity of social and genuinely affordable housing: The proposal must include a substantial amount of affordable housing, with a minimum of 500 homes, ensuring that a significant portion is for social rent.
2. Serious plan for transport connections: There must be a comprehensive plan for improving transport links to the site, ensuring that it is not isolated and has access to major infrastructure.
3. Community infrastructure guarantee: The development must provide essential community spaces, including outdoor areas, healthcare facilities, and schools, to support the local community.
4. Public health protection: The project must ensure that public health is safeguarded, addressing any potential health risks associated with the development.

Berkeley Homes St William proposals

These have also had a long lead-in of several years and are now following behind the Sainsbury's/Ballymore application.

Proposals seek detailed planning permission for two of the six blocks containing 241 new homes; and outline planning permission for a masterplans including the remaining 4 blocks with a 'maximum provision of up to 891 homes).

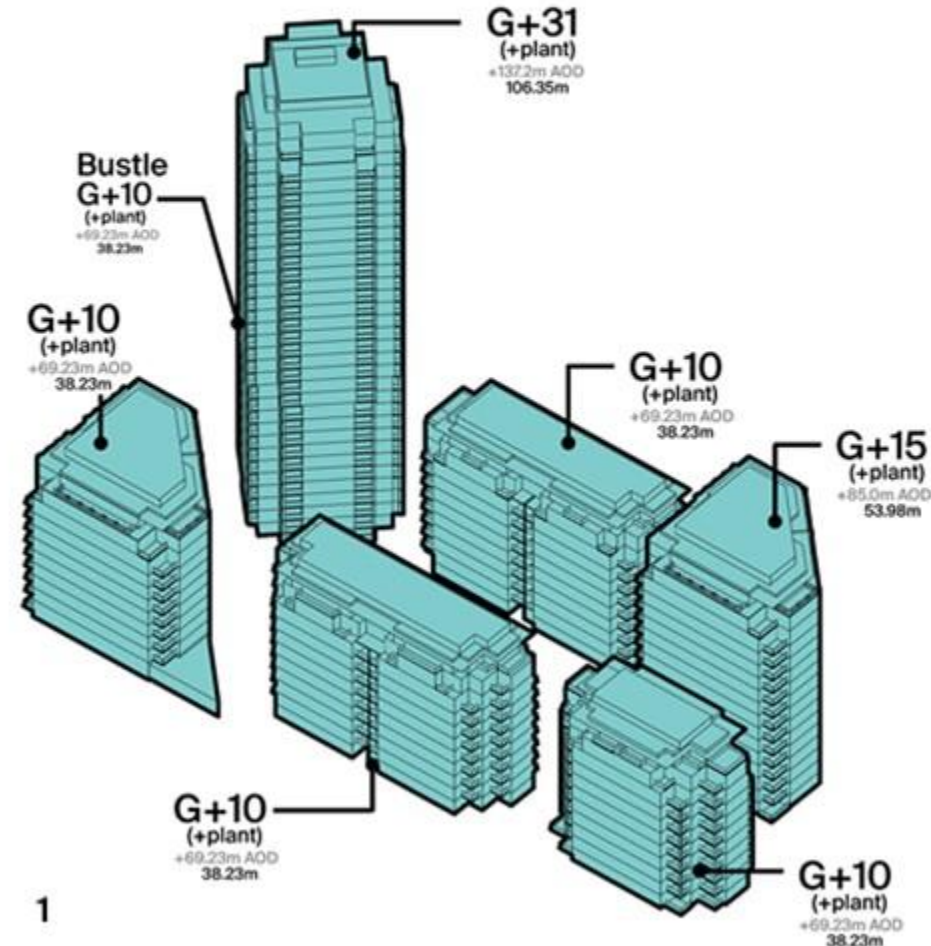
- St William Development Planning Application - PP/25/03535
- Canal Way Works Planning Application - PP/25/03536
- StQW and the Kensington Society have yet to send in responses.

Same issues over lack of public transport and a single road access/exit. **No bridge to Kensal Cemetery proposed.**

Massing 2 – Design-Led Approach

- This approach broadly aligned with the schemes presented to RBKC in October 2022 and was generally supported;
- The massing follows a clear principle – mid rise mansion block residential buildings frame the central open space and contrast a single tall elegant marker building in the south east corner;
- The height of the canalside buildings remained at 11 storeys;
- The triangular residential building in the south west.

Massing 2 Design-Led (Current Scheme)

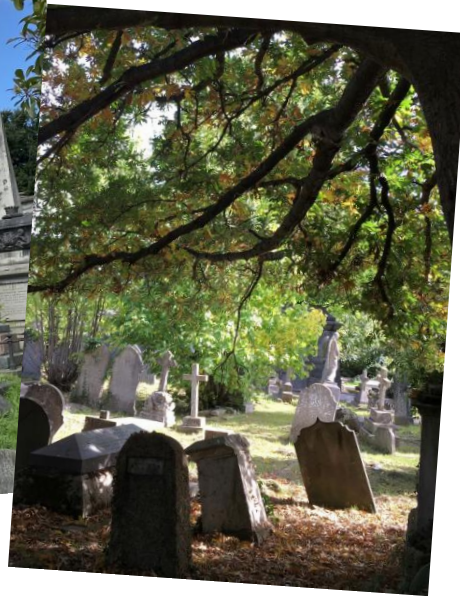






- RBKC and LBHF Conservation Areas
- Total 72 acres
- Grade 1 Listed Historic Landscape
- Over 150 Listed Historic structures
- Historic cemetery (first burial 1833) is largely within the RBKC borough boundary.

- 200 years of ownership by same private company (the General Cemetery Company – GCC)
- Still operating as a burial ground (largely consecrated)
- Home to the West London Crematorium



- Income from burials and cremations does not cover costs
- Limited remaining space for burials
- Many buildings on Heritage at Risk list
- Biodiversity value is declining
- Green space is under-utilised by community

Proposed sale to a new charity

- Optimise possible National Lottery and other grants
- Optimise Section 106 funding from Canalside developers
- A 'mixed economy' combining commercial and charitable objectives and finance
- Powers for GCC in General Cemetery Bill 2024:
 - ❖ To become a modern registered company
 - ❖ To transfer the site to new owner
 - ❖ To re-use under-utilised grave spaces sold in the past
 - ❖ To sell pieces of land not required for burial and to grant other rights, leases and easements

Kensal Canalside

Moving forward

- Kensal Canalside is **one of the last remaining major brownfield sites** to be developed in London and the largest in the Royal Borough of Kensington & Chelsea (Potential for GLA support / OA prioritisation).
- **No significant development** has been approved/ started/ completed since OA designation.
- Currently the OA is an 'island', **with poor pedestrian and cycling connectivity**. Example of how poor connectivity (not necessarily a 'big ticket' infrastructure scheme) can impede growth.
- Masterplan and development quantum is **reliant on new connections that are needed to increase accessibility** of the site.
- **The delivery of the two pedestrian and cycle bridges** as identified within the Kensal Canalside SPD are fundamental to the successful creation of a new community at this site.
- **Ballymore and Sainsbury's submitted a planning application for a large part of the site allocation (2023)**. There is no decision yet.
- **Land remediation** is another key challenge for the site.
- **Phasing and meanwhile uses** could be crucial for delivering an inclusive and safe new part of West London.
- Opportunity for a landscape/ biodiversity - led plan.

Proposition

- OA to be retained as 'Nascent'.
- Potential for GLA support to resolve focus - opportunity for an inclusive and green new neighbourhood right next to OPDC.



Ballymore and Sainsbury's joint venture plans for major new canalside neighbourhood in Ladbrooke Grove