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

October 27th 2026

The Playground Theatre, Latimer Road

Agenda for this evening

1. Minutes from the 2025 AGM
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 – Kensal Canalside proposals from Sainsbury's/Ballymore and Berkeley Homes St William, Latimer Road potential developments and underpass, Old Oak Masterplan Framework.
4. Update on progress of the revised Draft St Quintin Neighbourhood Plan – including consultation responses.
5. Draft Policies for Latimer Road
6. Any other business

Elections to the StQW management committee

Nominations received for re-election:

David Marshall, Finstock Road

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, Highlever Road

Ben Martinez, St Helens Gardens

Jeremy Raphaely, Highlever Road

Bella Huddart, Latimer Road

Fiona Withey, Kelfield Gardens

Co-opted members (non-voting)

Jenny Harborne

Maggie Tyler (Treasurer)

Thasan Vallipuranathan

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)

St Helens Residents Association Accounts

The Residents Association holds and applies funds on behalf of the neighbourhood forum, which does not have a separate bank account.

Income and expenditure in the past year has been minimal, as below

St Helens Residents Association Accounts 06/04/25 - 05/04/26 presented at AGM - 27th October 2026

DATE	SHRA ACC.	CASH/CHEQUE	RECEIVED/PAID TO NAME &/or ADDRESS	INCOME	EXPENDITURE	BALANCE	NOTES
06/04/2025						£1,843.97	Balance brought forward
16/09/2025	Bank transfer		PCC St Helen's Church - AGM Hall Hire		£55.00		
18/09/2025		Cash	Donations	£94.50			
18/09/2025		Cash	H.Peterson -refreshments for AGM		£34.50		
02/01/2026	Stand. Order		Kensington Society membership		£15.00		
			Total Income/Expenditure	£94.50	£104.50		
			Balance 05/04/2026			**£1,833.97**	

Planning update: Kensal Canalside Opportunity Area

It is almost a year since the RBKC Planning Committee approved the Ballymore/Sainsburys application (originally submitted Oct 2023 with subsequent revisions).

This decision remains subject to the Mayor of London's decision at 'Stage 2). The application has yet to be referred to the Mayor.

Negotiations between the applicants and RBKC continue, on the content of the S106 Agreement (including the amount of affordable housing).

StQW/SHRA is part of a **coalition of local groups** which has been submitting further detailed objections to the Mayor.

A revised 2026 application from St William has yet to be decided by RBKC.

A similar scenario across London of schemes stalling as unviable, given escalating construction costs and a static or falling housing market.


2,519 new homes
plus new
Sainsbury's
superstore

OPDC's Masterplan Framework for Old Oak



An Illustrative Masterplan



Site plan of the Illustrative Masterplan



Aerial view of the Illustrative Masterplan

StQW response to the Draft London Plan

We have done a joint response with the Old Oak Neighbourhood Forum

Argues for a rethink of plans for Kensal Canalside, the Old Oak Masterplan area **and** parts of the Cargiant land (Cargiant Ltd having closed its business).

Proposes mid-rise housing with a walkable street network and medium/high densities and using Modern Modular Construction across all three areas.

This would provide road links between the western end of Kensal Canalside, along with eastern road access to Old Oak Common station (latest cost estimate £4.3bn)

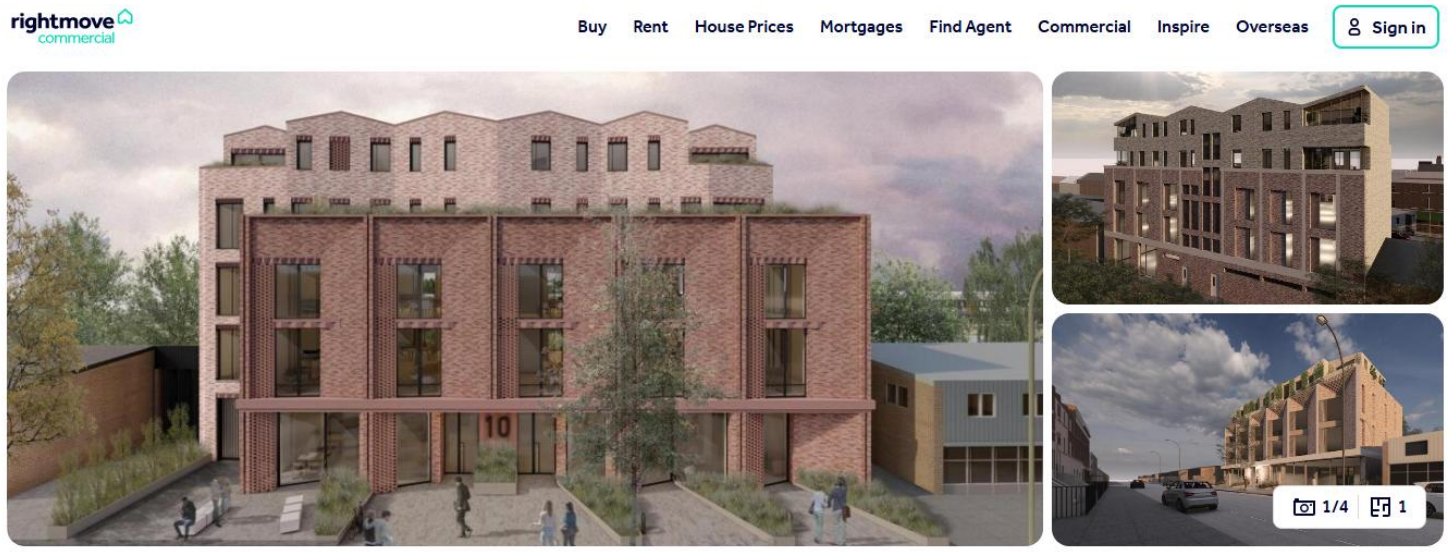
Latimer Road – potential developments

Developers Rathplace won their planning appeal against RBKC's refusal on Unit 9 but the company then went into voluntary liquidation.

Unit 10 remains marketed on rightmove.com. Unsold at auction late 2025.

Unit 12 (owned by RBKC) scheduled for relocation of the Council's learning disability day centre from 1-9 St Mark's Road







329 - 333 Latimer Road
London W10 6RA

6,942 sq.ft. | £3,500,000

Brochure View →



Unit 11 Latimer Industrial Estate Latimer Road
London W10 6RQ

4,562 sq.ft. | £2,600,000

Brochure View →

Unit 12 Latimer Road RBKC plans for day centre

Ground Floor Plan





Imperial College's East West Link (Latimer Road underpass)



At our 2025 AGM, Imperial's website was saying *target start on site late 2025* and *target opening late 2026*. Now says *An update on the timeline for the project will be shared in late 2026. StQW letter to Imperial of 6th October has had no reply.*

Westway Trust and Joe Powell MP have convened a meeting on 6th November to seek agreement on Imperial payment to the Trust on underpass access at 301 Latimer Road.

The revised Draft Neighbourhood Plan

Maintains protection from development of our three Local Green Spaces.

Maintains conservation policies allowing for loft rooms and rear/side extensions.

Eight week ‘pre-submission’ consultation held, ending on September 4th.

A total of 38 responses received from local residents.

All were supportive and no significant objections to revised draft policies.

Suggestions for new policies to combat extreme heat as experienced in summer 2026 (allowing external shutters, awnings).

Support for 14m overall height limit on west side of Latimer Road.

Title shortened by dropping ‘and Woodlands’ as agreed at a previous AGM.

Building heights and design in Latimer Road





The wording of our proposed revised policies for Latimer Road is shown on the next slide

Policy StQ ***LR1 To achieve viability for mixed use individual redevelopments at Units 1-14 Latimer Industrial Estate within height limits set in StQW Policy LR5 and with the aim of achieving RBKC Local Plan site allocation SA9 for new homes, to require the retention of business/commercial E1 uses at ground floor level only, allowing residential floorspace on upper floors***

Policy StQ LR2 ***In existing commercial buildings in other parts of the four sections of the street designated as an Employment Zone to allow any C3, E1, F1 and F2 uses (residential, schools, museums, galleries, places of worship) on upper floors , where such uses contribute to the vitality of the street and to the wider neighbourhood area***

Policy StQ LR3 ***To encourage building uses which support the creative and cultural industries, and which contribute to the Royal Borough's 2024 Local Plan Policy BC2 on Creative and Cultural Businesses***

Policy StQ LR4 ***In terms of architectural design, to achieve simple designs that will over time achieve a coherent and consistent streetscape with brick as the main material and to limit attempts to 'articulate' or complicate frontages as part of a street built predominantly as 19th century terraced housing. Any balconies on front facades should be small, recessed and should not encourage overlooking. Ground floor frontages are not required to differentiate between commercial and residential parts of the building.***

Policy StQ LR5 ***In order to achieve a more consistent streetscape that reflects the original urban form of the street, and to maintain a relatively open western skyline, to limit heights of any redeveloped light industrial/warehouse units to a maximum overall height of 14.3m for units 1-12 and to 10m at Units 12 and 13 adjacent to the existing two storey terraced housing.***

RBKC's response to the revised Draft Plan

OK with the revised LR1 but would like an estimate of loss of commercial space? (*Hard to provide when some existing space is currently vacant*).

Concerned about Policy LR2 as drafted. New LR2 would give carte blanche to the loss of all commercial uses on the upper floors of all of the remaining commercial properties – contrary to NPPF policies. RBKC wants a requirement for applicants to demonstrate that the existing commercial use is unviable in the longer term, and social/community uses protected. *(These points can be added to the policy).*

StQ Policy H5 needs the wording amended. The floorspace trigger for affordable housing can be 'at the maximum viable level'. A unique StQ policy upping the floorspace threshold from 650 to 850sq m will be resisted by RBKC at independent examination stage.

Any other business

- RBKC parking permit system has been malfunctioning
- The ‘iron bells’ on the corners of Kelfield Gardens/St Helens Gdns