

**ST QUINTIN AND WOODLANDS NEIGHBOURHOOD FORUM  
MINUTES OF MANAGEMENT COMMITTEE MEETING JANUARY 14TH 2015**

**Present: Henry Peterson, Richard Ehrman, Tania Martin, Jenny Harborne, Nigel Whitbread, Andre Michaud, Fiona Withey.**

**1. Minutes of meeting held on 12th November**

1.1. Agreed

**2. Design Guidelines for Latimer Road**

Local architect Gennaro Picardi joined the meeting to discuss the feasibility of the StQW Draft Plan including a set of Design Guidelines for the redevelopment of buildings in Latimer Road. These would be guidelines, and not prescriptive, aimed at trying to introduce an element of architectural coherence and uniformity to the western side of the street. The meeting noted that:

- the 1980's office buildings at the southern end of the street are a complete mish mash of styles and are not likely to be redeveloped for some time to come
- For Units 1-14 it would be valuable to have some basic guidance in the Draft Plan on building lines and to encourage retention of outdoor space/loading bays to provide some openness, in addition to the revised policy on building heights as now included in the Draft Plan.
- some people like the retro Victorian warehouse aesthetic of the house now being rebuilt adjacent to the Morelli building. Other preferred contemporary architecture.
- it was unlikely that the management committee, let alone the wider forum, would achieve a consensus on Design Guidelines and may be this ambition was unrealistic.

**3. Consultation exercise on StQW Draft Plan**

Noted that the number of responses coming in was encouraging, with another ten days to go before the deadline. Public reaction to the proposals for a housing development on Nursery Lane had made residents think more about which parts of the neighbourhood should see further development and which should not.

A revised draft of the StQW Consultation Statement was agreed. This would be accompanied by an Annexe listing all the consultation responses, and a StQW comment on each.

**4. Latimer Road - RBKC request for the Forum to arrange access to premises**

HP explained that the Council wishes to carry out a further survey of office and commercial premises in Latimer Road, and had asked the Forum to arrange access to premises for the estate agents commissioned to carry out this piece of work (Frost Meadowcroft).

Noted that these are the same estate agents that carried out an earlier study, the findings of which (on average rent levels) are considered to be very wide of the mark and are challenged in the latest version of the StQW Draft Plan. The purpose of this further study by RBKC, in addition to the Peter Brett Associates report, is unclear. It appears to be for the purpose of assembling data on rents and the condition of buildings to support the RBKC case that Latimer Road is entirely viable for office use.

Noted that most building owners and landlords were unlikely to be receptive to the idea of a RBKC sponsored 'inspection' of their premises and that the Forum's autonomy from the Council needed to be maintained to ensure credibility of the Draft Plan. Agreed to inform the Council that the Forum does not consider its role to be one of fixing up a series of visits, and that the Chair has many other demands on his time and (volunteer) capacity in finalising the Draft Plan.

#### **5. Nursery Lane - proposed housing development**

Responses from residents to the December exhibition of proposed plans, as copied to the Forum had all raised objections. The developers have advised that an application was likely in 'late January' but no sign of one being submitted as yet. Neighbours living round the site are organising a petition on the RBKC website.

#### **6. Basic Conditions Statement**

This document will accompany the StQW Draft Plan at submission stage. It will set out how the Draft Plan meets the series of 'basic conditions' set down by the Localism Act including 'general conformity' with the 'strategic policies' of the RBKC Core Strategy and London Plan.

Latest draft version agreed. HP advised that sections of the current Draft Plan, on Latimer Road and on Conservation, would be shifted across from the Plan to the Basic Conditions Statement in order to reduce the length of the former.

#### **7. Expenditure breakdown of grant from Locality**

HP explained that the grant from Locality had been fully expended by December 31st, as required by CLG. A breakdown had been prepared and will be submitted to the Community Development Foundation. This left the Forum without funds for any further printing costs or room hire. RBKC will be asked to fund printing costs of a further leaflet at the start of the 6 week 'publicity' period on the Draft Plan. (Expenditure breakdown attached to these minutes).

#### **8. Any other business**

Date of next management committee fixed for February 5th.

StQW March 2015