

Your neighbourhood, your views

# St Quintin Neighbourhood



ST QUINTIN NEIGHBOURHOOD PLAN 2026-2040  
Pre-Submission consultation version  
July 2026

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This revised and updated version of St Quintin Neighbourhood Plan has been prepared by the Forum's management committee.

It is proposed to drop the 'and Woodlands' part of the title of the Forum for this new e draft plan, as agreed at the Forum's AGM in 2024. This cumbersome title dates from the original application made for designation of a cross-borough forum in 2013, to both RB Kensington and Chelsea and to LB Hammersmith & Fulham. In the event, LBHF 'refused' their part of the designation application but only after RBKC had granted designation. The title has caused some confusion ever since as to what the name 'Woodlands' refers to (it came from the former BBC site, now the Imperial College White City campus in Wood Lane).

In this draft revised plan 'StQW' continues to be used when referring to the past 16 years, while 'StQ' is used as the abbreviation for the future version of this neighbourhood plan.

The StQ Forum remains the 'qualifying body' for consultation and submission to RBKC of this revised and updated neighbourhood plan. Our website is at <http://www.stqw.org>.

### How to comment on this Draft St Quintin Neighbourhood Plan

This 'pre-submission' version will be consulted on by the Forum for eight weeks from July 9<sup>th</sup> to September 4<sup>th</sup>. **Please send responses to the email address of the St Helens Residents Association at [sthelesnsassn@aol.com](mailto:sthelesnsassn@aol.com).** The Association set up the Forum back in 2013, and shares the same membership of 380 residents living within the neighbourhood area (plus some business members).

The Forum will then review all consultation responses and prepare a **Consultation Statement**. We will also prepare a **Basic Conditions Statement** setting out how the draft plan meets the national statutory requirements for any neighbourhood Plan. This will be an expanded version of Annexe A to this Draft Plan. All three document will then be submitted to the Council which will publish them on its website and carry out a further 6 week 'publicity' consultation to widen awareness of the Draft Plan and its proposed policies.

## CHAPTER 1 CONTEXT, VISION AND OBJECTIVES FOR THIS REVISED NEIGHBOURHOOD PLAN

1.1 This document is a revised and updated version of the St Quintin and Woodlands Neighbourhood Plan. The current version in force as part of the development plan for Kensington and Chelsea was ‘made’ (adopted) by RB Kensington and Chelsea in July 2018. This revised version has been drafted by the Forum’s chair and [management committee](#).

1.2 This draft version has been prepared for a six week ‘pre-submission consultation’ in advance of submission to the Council. It is the Forum’s responsibility to undertake a first round of consultation and to inform various statutory consultees of proposals for updating the content of the 2018 Plan. Changes and edits resulting from the consultation will be incorporated in a ‘submission version’ of the document. RBKC will then carry out its own further six week public consultation, and will decide whether the changes proposed are significant enough to warrant a further independent examination of the 2026 Draft Plan.

1.3 In order to be adopted as part of the development plan for the Borough, a neighbourhood plan is required to meet a set of ‘Basic Conditions’ laid down in legislation. Since the 2018 Plan, these conditions have been amended as a result of clauses in the 2023 Levelling Up and Regeneration Act (LURA). **The Forum considers that this revised Draft Plan meets all of the updated Basic Conditions, including the newly defined Housing Requirement test in Section 99 of LURA.** A Statement to this effect is included at Annex A to this document. This new statutory test came into effect on March 25<sup>th</sup> 2026 and replaces the former requirement that a neighbourhood plan must ‘generally conform’ with the ‘strategic policies’ in the relevant local plan.

### Status of the Forum

1.4 The neighbourhood forum was designated in July 2013, and subsequently re-designated in 2018 and again in 2023 following strong support at public consultations undertaken by RBKC. It is one of three designated forums in the Borough and amongst some seventy across London. The Forum shares its membership of 380 members with the St Helens Residents Association. In revising this Plan, we have dropped the ‘Woodlands’ part of the title. So the final version of this draft plan will be known as the St Quintin Neighbourhood Plan.

### The neighbourhood planning statutory framework

1.5 The neighbourhood planning framework is the most devolved layer of the English planning system and was introduced via the 2011 Localism Act. The statutory regime for neighbourhood plans has remained broadly unchanged during a series of wider reforms to the planning system including the Levelling-up and Regeneration Act 2023 (LURA) and the Planning and Infrastructure Act 2025.

### The new Draft National Planning Policy Framework and the ‘weight’ of neighbourhood plans

1.6 The current NPPF (February 2025) sets out the ground rules and principles under which the planning system operates in England and Wales. The latest [draft version of the NPPF](#) (yet to come into force) was consulted on from December 2025 and has been significantly revised from earlier versions. It describes the role of neighbourhood plans as follows: ***Neighbourhood plans allow local communities to plan positively for their areas by identifying and addressing community priorities that can be met or supported through the planning system.*** A key feature of neighbourhood plans is that they contain site allocations and policies which (once adopted) carry the same weight as those in the development plan for the area.

1.7 In RBKC, the ‘development plan’ is made up of the London Plan, the Council’s 2024 Local Plan and the neighbourhood plans for the Norland and St Quintin neighbourhood areas. This hierarchy of documents forms the basis for decisions on planning applications. There are also several Supplementary Planning Documents

(SPDs) prepared and adopted by RBKC. These provide ‘policy guidance’ and carry less ‘material weight’ than a neighbourhood plan when individual planning applications are decided.

1.8. It is important that householders and owners of non-residential buildings in the St Quintin neighbourhood area appreciate the need to ensure compliance with NP policies, in addition to those in the Local Plan and London Plan, when proposing any alterations that require planning permission. For the time being the policies in the StQW 2018 Neighbourhood Plan remain those used by RBKC planning officers when making recommendations or delegated decisions on planning applications. The proposed new or varied policies in this revised NP will begin to take effect at the stage when RBKC consults formally on this revised draft at ‘Regulation 15’ stage. The revised plan will come fully into force as and when the finalised draft plan is formally adopted by the Council.

### **The neighbourhood area boundary**

1.9 There are no proposals to change the boundary of the St Quintin neighbourhood area, as designated by RBKC in 2013. The area covered includes the western part of St Helens ward and the southern part of Dalgarno ward. The Clapham Junction branch of the Mildmay Line and the Westway form the boundaries to the west and the south. St Marks Road and Dalgarno Gardens/Barlby Road form the boundaries to the east and north. The details of the boundary and the main features of the neighbourhood area are at **Map 1** overleaf.

1.10 Although this map was drawn up a decade ago, there has been very little change (in terms of planning uses). The shops in Barlby Road (at the Dalgarno Gardens junction) could now be defined as a third small ‘shopping parade’ in the neighbourhood (see Chapter 7). The three Local Green Spaces designated in the 2018 StQW NP have all remained unchanged (see Chapter 4). The residential parts of Latimer Road have been added to the Oxford Gardens Conservation Area (see Chapters 2 and 8). Our neighbourhood health facilities remain in place and a new nursery and a private upper school have opened since the 2018 NP was prepared (see Chapter 10).

### **Making changes to a neighbourhood plan**

1.11 The process for revising a neighbourhood plan is set out at [paragraph 106 \(Reference ID: 41-106-20190509\)](#) of National Planning Practice Guidance. This guidance was last revised in 2019 and some further revision may take place once the new NPPF is finalised by Government. The current text reads as below and the steps involved are relatively straightforward:

#### ***Updating a neighbourhood plan***

#### ***In what ways can a neighbourhood plan or order be changed?***

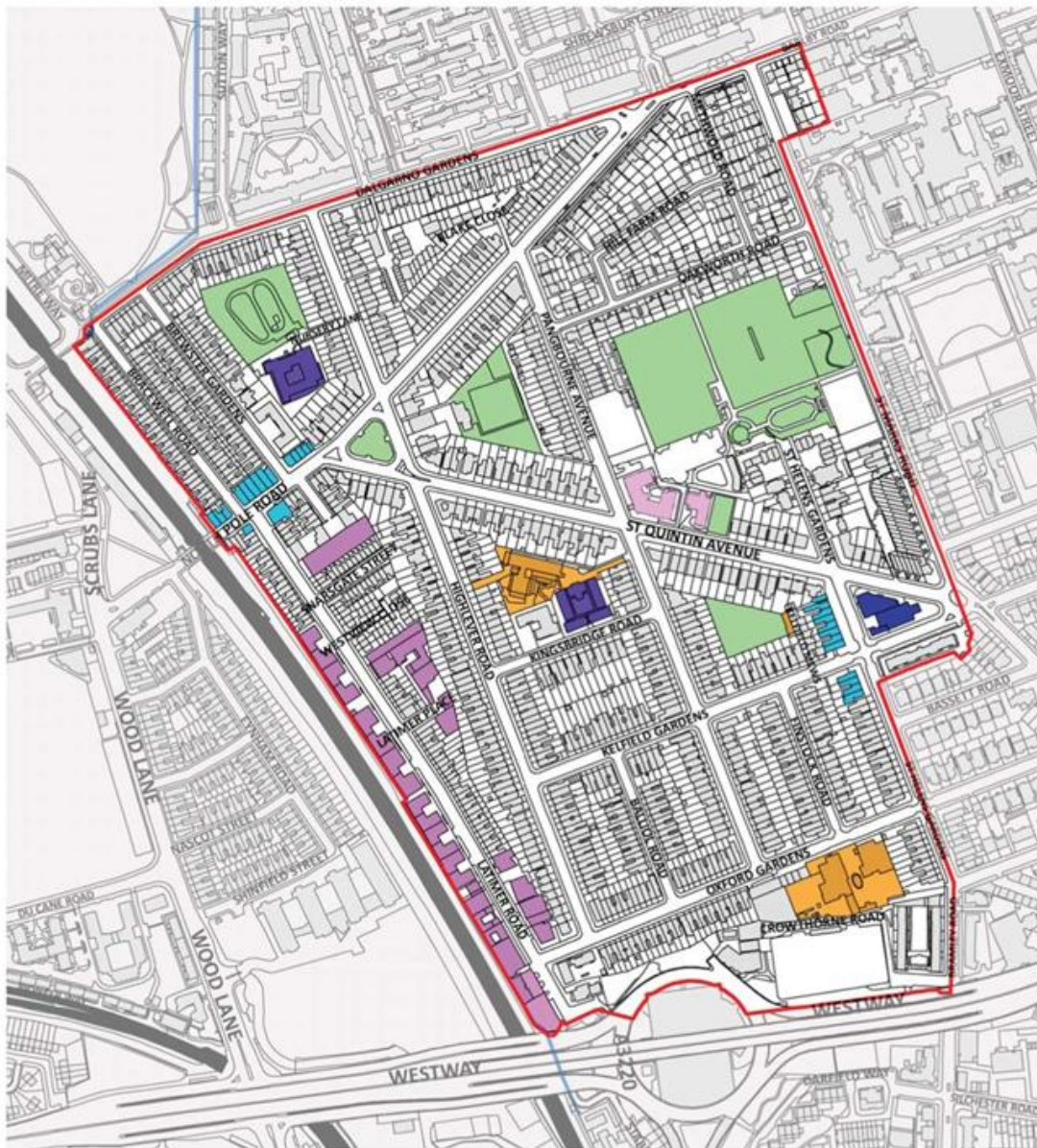
***There are 3 types of modification which can be made to a neighbourhood plan or order. The process will depend on the degree of change which the modification involves:***

- ***Minor (non-material) modifications to a neighbourhood plan or order are those which would not materially affect the policies in the plan or permission granted by the order. These may include correcting errors, such as a reference to a supporting document, and would not require examination or a referendum.***
- ***Material modifications which do not change the nature of the plan or order would require examination but not a referendum. This might, for example, entail the addition of a design code that builds on a pre-existing design policy, or the addition of a site or sites which, subject to the decision of the independent examiner, are not so significant or substantial as to change the nature of the plan.***

- **Material modifications which do change the nature of the plan or order would require examination and a referendum. This might, for example, involve allocating significant new sites for development.**

1.12 The Forum considers the changes made in this revised plan to in the range of ‘minor’ to ‘material’. RBKC at this stage has indicated that an independent examination of this revised draft neighbourhood plan will be needed, as some of the changes and additions (on e.g. the additional housing sites allocated and the proposed StQ policy on the affordable housing space threshold (StQ H5) are considered to reach the threshold of ‘material’. A second local referendum is not likely to be required.

**MAP 1: The St Quintin and Woodlands Neighbourhood Area**



**Key:**

- |  |                         |
|--|-------------------------|
| — Boundary of Designated Neighbourhood           | ● Church                |
| ● Existing Green Space / Recreational Facilities | ● Schools and Nurseries |
| ● Health (GP and Nursing Home)                   | ● Sheltered Housing     |
| ● Employment Zone                                | ● Shopping Parades      |

1.13 One additional site allocation for housing is proposed at 54 St Helens Gardens, and a second site reinstated from the 2015 consultation from the 2015 consultation version of the current neighbourhood plan (see Chapter 9). This first site has formed part of RBKC's New Homes programme since 2018. Variations to StQW policies for Latimer Road are designed to support the 2024 Local Plan site allocation SA9. Questions of 'general conformity' with RBKC 'strategic policies' no longer apply under the new Basic Conditions as from March 2026.

1.14 The site allocations proposed for new housing will (in our view) meet the new Basic Condition 'ea' and a Housing Requirement figure set by the Council. Annex A sets out why the Forum's management committee consider that all statutory requirements and 'Basic Condition's for an updated neighbourhood plan will be met. An updated 'Basic Conditions Statement' and Consultation Statement will accompany formal submission of this revised draft to RBKC.

1.13 The 2016 referendum on the StQW Draft neighbourhood plan showed 92% support on a 23% turnout of registered electors in the neighbourhood area (see on the [RBKC elections page](#)).

### **The neighbourhood in a wider context**

1.14 While change inside the designated neighbourhood boundary has proved to be limited, the past decade has seen bigger changes in the wider area. While the Council has committed to *narrowing the inequality which exists across the borough*, there remain huge divides in terms of income, quality of housing accommodation, and measures of health and life expectancy between individual wards in the Borough. The northern wards remain those with higher levels of deprivation, by Borough and London-wide standards.

1.15 The RBKC website carries a [Ward Profile Dashboard](#) which includes demographic and socio-economic data from the 2021 Census, along with pages on 'Who we are', 'What we do' and 'How we live'. Some of this statistical data is referred to in the Chapters of this revised draft neighbourhood plan

1.16 In the 2018 version of the plan, one of the main overall aims and themes expressed was *ensuring the continuation of the StQW area as a genuine 'neighbourhood' in which*

- *the ties of a local community remain strong*
- *shops, offices and other buildings remain occupied and well used*
- *there are housing opportunities for younger people and older 'downsizers'*
- *friendliness and good neighbourliness remain an everyday part of the quality of life*

1.17 To keep this revised plan concise, it omits the more detailed material on the history of the neighbourhood area from the days when the construction of the Hammersmith and City railway opened up the area in 1864. The short version of the history is that much of the area west of Ladbrooke Grove was laid out and developed from 1870-90 by architects and builders engaged by the St Quintin family.

1.18 A further phase of development took place between 1891 and 1905 and was undertaken by builders working for W H St Quintin. This involved the building of several hundred red brick family houses in a series of wide terraced streets. Latimer Road has its own history, which continues to shape the Forum's aims and updated policies for this street as set out in Chapter 8 of this revised plan.

### **Changes in the past decade – what has been the impact to date of the StQW Neighbourhood Plan?**

1.19 In undertaking a review of the neighbourhood plan, those attending our AGM in September 2025 were asked for their perceptions on what was better, and what was worse about living in the neighbourhood. The questions discussed sought comparison with the survey of 'good' and 'bad' features carried out at the start of

the planning process back in 2015 (see pages 9/10 of the [May 2015 Consultation Statement](#) that accompanied submission of the Submission version of the current neighbourhood plan.

1.20 These updated perceptions are referred to in the subsequent chapters of this revised plan. Some of the more significant changes in the wider context of the neighbourhood are summarised below. In several cases these have turned out to be ‘non-changes’. Expectations of new transport infrastructure have not materialised in the way hoped for back in 2015.

- Levels of access to public transport in the StQW neighbourhood have not improved in the way expected a decade ago. Back in 2014 one of our open meetings listened to a presentation on the impact of what was then badged as ‘Crossrail’ with promises of ‘12 minutes to Bond Street’ via a station at ‘Portobello North’ on the Kensal Gasworks site.
- Instead the proposals from developers Ballymore and Berkeley Homes/St William for the Kensal Canalside Opportunity Area have doubled the number of homes anticipated in the northern part of the Kensal Canalside Opportunity Area (from 2,000 new homes in the whole OA in a ‘no station’ scenario to a potential 3,400 units in the northern section alone). Residents remain unconvinced on the realism of access/egress arrangements at the single junction in Ladbroke Grove, already heavily congested.
- Old Oak Common station, as the UK’s largest and most ambitious new rail interchange, was originally due to open in 2026. Elizabeth Line platforms were to provide new transport connections for North Kensington residents. Completion of the HS2 project was delayed until 2029-33 and (in June 2025) delayed yet further by a ‘reset’ of the programme and budget. In May 2026 the Secretary of State for Transport announced 2036-39 as the timeframe for project completion. This is a whole decade later than planned.
- Plans by Cargiant Ltd and the [Old Oak and Park Royal Development Corporation](#) (OPDC) from 2015-2018 for regeneration of ‘Old Oak North’ with 6,500 new homes, a major town centre and a new Overground station at Hythe Road, fell apart in 2018. Meanwhile OPDC had granted planning consent to several residential towers at Mitre Bridge on Scrubs Lane, harming views from Wormwood Scrubs and Kensal Cemetery. Sales and rentals of the completed apartments have not gone well at a location with little to offer in terms of its immediate surroundings.
- Unexpectedly, considering its success for many years as the UK’s largest reseller of used cars, Cargiant Ltd closed its business in April 2026. The future of this 45 acre landholding to the north-west of the St Quintin neighbourhood remains as yet unclear. OPDC to date has shown no inclination of revisiting the regeneration potential of this land, being very focused on its [2025 Old Oak masterplan](#) for the area between Willesden Junction and North Acton station.
- The traffic pinch point at the North Pole Road/Wood Lane junction, and the resultant queues of cars and buses, remains a daily reminder the limited success of all tiers of London’s government to achieve ‘modal shift’ from cars to public transport.
- The ‘ped/cycle’ [underpass from the Imperial College campus](#) in Wood Lane to Latimer Road has yet to start on site. This was a S106 commitment by the College entered into in 2012 as a ‘community benefit’ to mitigate the impact of Imperial’s 35 storey tower and other buildings. Promised timelines have been pushed back year after year. The StQ Forum is making renewed efforts to persuade LBHF and the College to start construction after a 14 year delay on this key link across the Borough boundary.

### **What this updated neighbourhood plans aims to do**

1.21 The extent to which neighbourhood plans can influence major infrastructure change is limited. Such change in this part of London continues to be determined largely by higher level plans (the next London Plan, the Old Oak and Park Royal Development Corporation (OPDC) 2022 Local Plan, and the 2024 Local Plan of RBKC.

1.22 Looking back over a decade, the StQW neighbourhood plan has had its successes and failures. In terms of successes:

- StQW policies introduced some variations and flexibilities as compared with RBKC **conservation policies on adapting homes to contemporary family life**. Restrictions on installing loft room with rear dormers in certain streets were relaxed. Full width rear doors in ground floor extensions became permissible. The parameters on building heights when incorporating external passages into ground floor extensions were clarified.
- The **three remaining 'backland sites'** in the neighbourhood were designated as Local Green Spaces in the existing neighbourhood plan, and protected from new development. Applications for 21 'townhouses' and subsequently an expensive private care home were fought off at Nursery Lane in Highlever Road. The West London Bowling Club is thriving. The Kelfield Gardens backland remains in use as outdoor space for the Studio Pre-School (see Chapters 4 and 10).
- The **future of Latimer Road** remains one of the biggest issues which this revised neighbourhood plan seeks to address through proposed revised policies. The details involved are set out in Chapter 8.
- The popular demand for building **'studios' and 'garden rooms'** in rear gardens grew significantly during the pandemic. This is a subject on which a revised neighbourhood plan needs to update a current policy StQW C6. This policy seeks to limit the ground coverage of such 'outbuildings' to 12 sq m. In practice RBKC has granted permission to larger outbuildings. The revised policy suggested in this draft revised NP is 18 sq m, i.e allowing a full width outbuilding at the end of a 6m wide building plot (common in the area, with a 3m (10 foot) depth. The downside of garden outbuildings is that the reduced garden area increases risks of surface water flooding and can add to an immediate neighbour's 'sense of enclosure'. Given residential floorspace values in the Borough there is also the risk of outbuildings ceasing to be 'ancillary to the main dwelling' and instead being sublet as separate residential accommodation (the practice of unlawful 'beds in sheds' in outer London Boroughs). We hope to receive consultation responses on this subject in the pre-submission consultation on this revised draft plan.

1.23 The scope of a neighbourhood plan is defined in law in what is now Section 38A(2) of the Planning and Compulsory Purchase Act 2004. This establishes that *'a neighbourhood development plan is a plan which sets out policies (however expressed) in relation to the development and use of land in the whole or any part of a particular neighbourhood area specified in the plan'*. This is a wide and significant legal power. But not all of the issues on which local residents have commented as being 'worse' rather than 'better' in 2026 can be addressed through planning policies.

1.24 As with the 2018 NP this draft revised version uses the term 'Actions' to distinguish from 'Policies'. 'Actions' are issues that are not directly related to development or land use, on which the Forum can lobby for change. **It is the Policies alone which will form the statutory part of this Plan, and which will be applied by RBKC when deciding planning applications.**

In all chapters of the Plan

- proposed policies are shown in ***bold italic red type***
- the 'reasoned justification' for each policy is shown in ***bold blue italic type***
- 'Actions' are shown in ***bold green type***.

### **Duration of this revised Neighbourhood Plan**

1.25 This Neighbourhood Plan covers a 14 year time period, from 2026 to 2040. As with the 2018 NP in force at present, it is likely to require earlier review in the light of the major developments that will be taking place in the surrounding Opportunity Areas, or when RB Kensington & Chelsea updates its 2024 Local Plan. Local planning authorities are expected to update their local plan every five years. There is no similar expectation for

neighbourhood plans, but the ‘material weight’ applied to site allocations and policies will diminish over time if no review and revision were to take place.

## VISION AND OBJECTIVES OF THE NEIGHBOURHOOD PLAN

1.26 The over-arching vision for the Plan remains as in the 2018 version, as below:

***To secure the future of a neighbourhood that offers the best features of life in central London, for this and future generations***

1.27 A set of 11 key objectives underpinned the policies in the 2018 plan and the Forum’s committee sees no reason to modify these significantly. They are as follows:

1. **Keep the area as an attractive place to live and work, for families and individuals from current and future generations**
2. **Continue to define certain neighbourhood-specific conservation policies relevant to the housing typology, to protect heritage while reflecting contemporary lifestyles and making fully effective use of existing housing stock.**
3. **Protect environmental quality and the neighbourhood’s wide streets and public realm including views within and from the conservation area.**
4. **Protect and enhance our open spaces, gardens and trees, including continued Local Green Space designations for the three remaining backland sites dating from the original street layout of the neighbourhood.**
5. **Reduce traffic queues, noise and disturbance within the neighbourhood and improve pedestrian/cycle connectivity to the south and west.**
6. **Maintain safety, security and tranquillity in the area, contributing to a continued low level of burglary and street crime.**
7. **Safeguard the commercial viability of our shopping parades as sources of local convenience shops and services that residents need.**
8. **Regenerate Latimer Road as a successful mixed use street, combining commercial and housing use, keeping buildings occupied and in active use via NP policies and parameters on building heights and design.**
9. **Maintain and where possible increase employment opportunities in the area.**
10. **Contribute to the Borough's housing targets and seek out opportunities for building housing affordable to younger generations.**
11. **Protect local education, health and community facilities from commercial development pressures.**

1.28 Some of these objectives lend themselves more readily than others to being shaped via land use and development planning policies. Those relating to issues such as transport and traffic require greater involvement from both Borough Councils (RBKC and LBHF) and from the GLA and from Transport for London (TfL). A number of proposed 'Actions' in this revised plan are directed towards such involvement.

***Objective 1 Keep the area as an attractive place to live and work, for families and individuals from current and future generations.***

1.29 In preparing the first version of this plan in 2015, the StQW Forum gathered information from a household survey about what people liked about the neighbourhood, what they liked less, what they wanted to maintain and what they wanted to change. These views have been updated via discussions at open meetings and responses to the StQW/SHRA newsletter over the past decade.

1.30 The qualities and characteristics which people say they like about the area, its ‘friendliness’ and ‘neighbourliness’ will not always be directly amenable to planning policies. But indirectly they may be. For

example, when responding to a survey question on *‘What are the main reasons that you would use shops in the local area* many residents cited ‘convenience’. But many also went on to say that supporting smaller independent local businesses was important to them because regular visits to their favourite shops, cafes, or other services are also part of their social interactions and a way of keeping up with neighbours.

1.31 These ‘village’ qualities are apparent in many parts of London and are widely seen as something under threat – from faster population turnover, car-based and internet shopping, rapidly changing demographics, and the takeover of independent shops and pubs by national chains. Helping to maintain the viability of local shopping parades is thus a social, economic **and** a planning issue.

1.32 The ‘walkability’ of the neighbourhood, with access to chemist, post office, and convenience shops are key attributes which local residents value highly. RBKC planning policies acknowledge that within high density London, perceptions of easy ‘walkability’ are more in the 300-500m range than the 500m figure often used for planning purposes.

1.33 The 2024 RBKC Local Plan supports the principle of walkable neighbourhoods. The Local Plan comments aside from the borough’s international renowned town centres, *the other element that provides a distinct character to the borough’s sense of place is the village-like character of some of our neighbourhoods*. The first policy of this neighbourhood plan is a broad one (see below) is unchanged from the existing version and consistent with the 2024 Local Plan.

1.34 The policies in this Plan seek to retain those features and characteristics of the area which are most appreciated by local residents, while resisting some trends that are unwelcome. This is not an unthinking objection to all forms of ‘new development’. The 2018 Draft Plan identified significant new opportunities for housing development. These are updated in chapter 9 below, in the context of the new statutory Housing Requirement.

## **POLICY**

***Policy StQ V1) To ensure that the StQW neighbourhood remains as a strong and sustainable part of inner London, within which families and individuals can flourish and support one another within a safe and attractive physical environment and a successful local economy, with an expectation that housing needs at different stages of life will be met and with local services, shops, and other amenities available within walking distance.***

***Reasoned justification: Recent discussions at open meetings show the extent to which people value what they like about the StQW neighbourhood area, and also the fears and concerns they have for the future. The above policy is consistent with the 2024 Local Plan V1 Vision for the Borough. It is about ensuring that the neighbourhood remains a sustainable residential area for all generations, with shops and facilities within walkable reach.***

## **ACTIONS**

***1i) As a neighbourhood forum, to continue to play an active part within the planning system, ensuring that the policies of several local planning authorities in the surrounding area (OPDC, LBHF as well as RBKC) are implemented, monitored, and reviewed, and planning applications determined, with effective input and representations from the neighbourhood.***

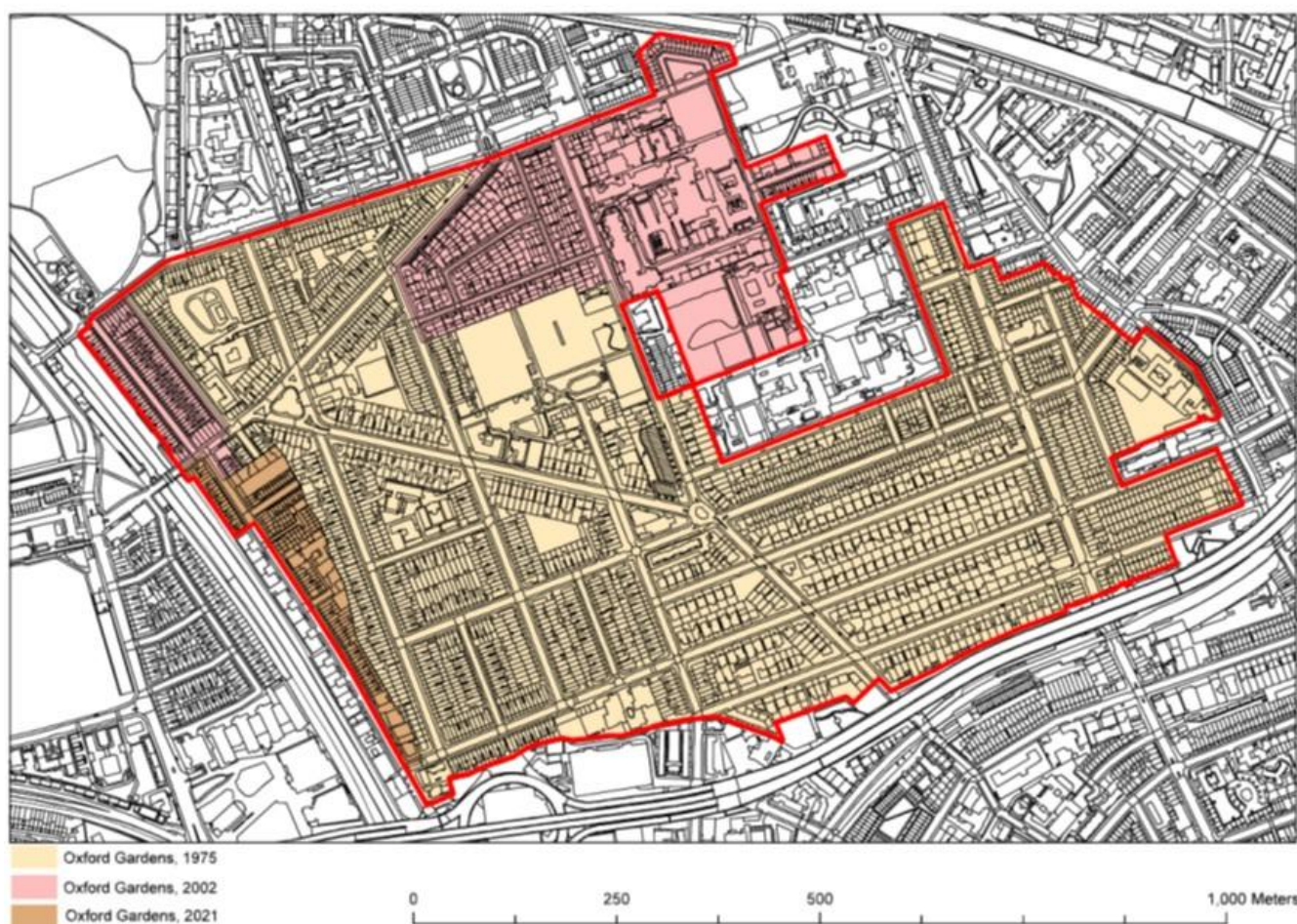
## CHAPTER 2 CONSERVATION AND DESIGN

**Objective 2** *Provide neighbourhood-specific conservation policies of the relevant part of the Oxford Gardens Conservation Area, to protect heritage while reflecting contemporary lifestyles and making best use of the existing housing stock.*

2.1 The RBKC 2024 Local Plan includes a set of policies on conservation and design which are designed to preserve and enhance the Borough's heritage. The quality of the buildings, public spaces, and garden squares in the Royal Borough is very high, and the Council works hard to keep it so.

2.2 As stated at 6.2 of the 2024 Local Plan, *Conservation areas cover more than 73 per cent of the borough. The built environment of traditional houses is interspersed with corner shops, pubs, studios and small pockets of mixed uses.* Much of the StQ neighbourhood area forms the western section of the Oxford Gardens Conservation Area (Map 2 below).

2.3 As part of discussions with RBKC on the future of Latimer Road, the residential sections of Latimer Road and some of the older commercial buildings in this street were added to the Conservation Area boundary in 2021. Later that year RBKC drew up a [Conservation Area Appraisal](#) for the CA. These appraisal documents comment on the special character and/or appearance of conservation areas. They help when planning applications are decided but they are 'policy guidance' only. Whereas the conservation policies in the neighbourhood plan have the full weight of the development plan.



Oxford Gardens Conservation Area showing streets added in 2002 and 2021

2.4 The neighbourhood plan's policies on conservation and design have twin aims:

- to provide policies tailored towards to the housing typologies in the neighbourhood (very largely terraced homes of Victorian or Edwardian design).
- to establish neighbourhood level ground rules on some issues which were not specifically covered by RBKC policies at the time when the neighbourhood plan was prepared.

2.5 These policies have enabled house owners to make alterations to their properties, adapting them to contemporary lifestyles without sacrificing the valued heritage quality of the neighbourhood. StQW policies introduced some flexibilities to RBKC policies in terms of streets where rear dormer were allowed (to enable loftrooms) along with full width rear doors where side/rear conversions and extensions have been built.

2.6 Ten years on, the Forum feels that these neighbourhood-specific policies have struck the right balance and only minor changes are proposed in this updated 2026-40 Draft Plan. These relate mainly to measures to improve the sustainability of the housing stock in terms on energy use and insulation. The 2024 RBKC Local Plan introduced a suite of new policies in its Green/Blue Chapter and has since published further guidance on [Sustainable Retrofitting](#).

2.7 These RBKC Local Plan policies listed below are the ones most relevant to ensuring compliance when submitting applications for planning permissions where significant alterations or refurbishment projects are involved:

**Policy CD1: Context and Character**

**Policy CD2: Design Quality, Character and Growth**

**Policy CD9: Living Conditions**

**Policy CD10: Small-scale Alterations and Additions**

**Policy CD11: Basements**

**Policy CD12: Existing Buildings - Roof Alterations/Additional Storeys**

2.8 The Council has a general duty under the 1990 Planning (Listed Buildings and Conservation) Act to '*preserve and enhance the character*' of conservation areas which it designates. This same duty applies to the making of a neighbourhood plan. Following independent examination of the original StQW Neighbourhood Plan, the Council was satisfied that this duty would continue to be fulfilled by the neighbourhood-level policies. This is expected to remain the case with this revised 2026-40 version.

**Conservation policies applying to individual houses.**

2.9 Conservation area status is correlated with house values and it is in the collective interest of all homeowners to ensure that conservation policies are upheld with enforcement action taken on any breaches.

2.10 The outward appearance of the Edwardian and Victorian houses in the StQ area, as seen from the street, is the key feature of this part of the Oxford Gardens Conservation Area. The StQ neighbourhood was originally granted conservation area status back in 1975 because it is a good example of modest yet attractive and homogeneous domestic architecture of its time, and not because the area includes many Listed Buildings or those of special historical interest.

2.11 The streets of our neighbourhood are different from many parts of Kensington & Chelsea. We do not have the grander five storey stucco houses characteristic of other parts of Notting Hill. Nor do we have the narrow streets, the mews, and the packed smaller houses of an area such as Hillgate Village. We do not have the shared garden squares that make the rear aspect of houses almost as important, in conservation terms, as their front facades. These distinctive characteristics of the neighbourhood are reflected in the slightly updated StQ policies below.

**2.12 As a general theme, the StQ policies proposed in this revised NP involve continued protection of the appearance of the front of houses, while allowing some more freedom at the back.**

2.13 For many properties in the neighbourhood, the 'rules' that apply to different types of building alteration depend on a complex inter-relationship between nationally applied rights for 'permitted development', Article 4 Directions which remove those rights in specified streets, and RBKC planning policies. This relationship can be complicated, not least because a building owner is required to refer to several different sets of Council and national government documents or web pages. One of the aims of this neighbourhood plan has been to provide residents with a single document that explains all requirements in one place.

2.14 Annexe B to this Plan has been updated and included again in this revised version. This explains the position on RBKC planning policies and Article 4 Directions, and the inter-action of these with national Permitted Development rules, for the neighbourhood area. The Article 4 Directions removed Permitted Development rights in specified streets. These have not been updated or consolidated since the 1980s even though this was an 'action' requested in the 2018 neighbourhood plan. The Council has been reluctant to commit the legal resources involved. This requires homeowners to check against several Directions rather than a single updated version.

2.15 The remainder of this section of the Draft 2026-40 revised StQ Plan sets out each of the proposed policies on conservation, with a 'reasoned justification' for each. Changes of wording from the present version are limited.

***Policy StQ C1 In respect of houses within all streets in the StQW area, whether or not subject to the current RBKC Article 4 Direction 46/62 dormer windows enabling loft extensions will be permitted on rear main roofs subject to details of dimensions, positioning in relation to the roof ridge and party wall, and use of materials. This policy will not apply to those few properties in the StQW neighbourhood with 'London/butterfly' roofs, nor to houses in Oakworth Road, Methwold Road and Hill Farm Road where the original roof structures inhibit the creation of loftrooms.***

***Reasoned justification: Back in 2015 there were already no remaining streets in the neighbourhood which had rooflines without one or more rear dormers, and which were wholly 'unimpaired' in RBKC terminology. There are few viewpoints from which the rear of properties can be seen from the street or public areas. The ability to add living space via a loftroom is important for sustainable use of family homes. This neighbourhood policy has helped to remove an earlier over-restrictive RBKC policy which disallowed rear dormers in certain streets. It is seen by the StQW Forum as having no adverse impact on the character of the conservation area, provided design guidance for dormers is adhered to.***



*Rear dormers as part of loftrooms. The one in the centre conforms with RBKC guidelines. Annexe B to this Plan gives details on these guidelines.*

2.16 There have been a few occasions when house-owners have wished to make small alterations to the height of the roof ridge, in order to install insulation and improve energy efficiency. Where this outcome can be achieved without compromising a level roofline in a terrace, or making an appreciable change to the appearance and relationship of the property to its neighbours, StQ Policy C2 below allows for this.

**Policy StQ C2: within those streets (and part streets) of the Oxford Gardens Conservation Area covered by Article 4 Direction 46/62**

**Balliol Road Nos 1-25 odd 2-26 even**

**Finstock Road Nos 3-41 odd and 2-42 even**

**Highlever Road Nos 1-127 odd, 2-88 even inclusive**

**Kelfield Gardens Nos 15-21 odd, 22-33 odd, 2-46 even inclusive**

**Kingsbridge Road 1-23 odd inclusive**

**Oxford Gardens Nos 135-185 odd, 122-174 even inclusive**

**St Helens Gardens 21-51 odd inclusive**

**St Quintin Avenue Nos 1-31 odd inclusive**

**Wallingford Avenue Nos 1-69 odd ,2-74 even inclusive**

**to allow minor adjustments to roof ridge heights for insulation improvements, where this does not materially affect the appearance of the roof or create an uneven roofline in a terrace, and to require main chimney stacks to be retained.**

**Reasoned justification: to allow house-owners to improve the energy efficiency of their homes, provided that this does not materially affect the character of the conservation area.**

## **Rooflights**

2.17 BKC Article 4 Direction 46/62 removes permitted development rights for front rooflights within those streets and part streets in the StQW part of the Oxford Gardens Conservation Area as listed above. The Council will continue to resist applications to install front rooflights in these streets and hence no additional StQW policy is required to maintain this position. A proliferation of rooflights in front roofs is widely acknowledged as a characteristic of conservation areas 'at risk' through insufficiently robust policies and/or lack of enforcement.

## **Painting of brickwork on front facades**

2.18 Overpainting of original brickwork on front facades in the 'red-brick' streets of the Conservation is Area has been strongly discouraged ever since the 1975/1990 Oxford Gardens Conservation Area Policy Statement. But it remains permitted development, and for the StQW neighbourhood this right has *not* been removed by a RBKC Article 4 Direction (as it has in other parts of the Borough)

2.19 Open meetings of the StQW Forum back in 2015 expressed a clear majority view that the character of this part of the Conservation Area would be severely damaged were there to be rash of painting of attractive original Edwardian brickwork. There has been little evidence of such a trend in the past decade but this revised version of the plan retains a 'Action' asking the Council to introduce an Article 4 Direction applying to the same streets and addresses as currently covered by Article 46/62 on roof and front alterations. This would remove permitted development rights on painting 'elevations facing the highway'. This would leave householders in Bracewell Road, Brewster Gardens and other unaffected streets, where many houses are already painted, free from any additional restrictions.

## **Front boundary walls and fences, bin and bike sheds.**

2.20 Alterations to front boundary walls are a form of Permitted Development. This means that no planning permission is required, provided that the works remain within the nationally applied limits (these are a height limit of 1m where next to a highway/pavement or 2m elsewhere).



*Front boundary walls. The StQW Forum views this as a good example how original walls and paths can be sympathetically restored. Many others front walls/railings are over the 1m height allowed under Permitted Development and it is doubtful whether planning permission has been obtained in all cases.*

### Permeable surfaces in front garden areas

2.21 The Council has long had a borough-wide policy of '*resisting impermeable surfaces in front gardens*'. This has too often been ignored in the neighbourhood. In the 2024 RBKC Local Plan, this policy is expressed clearly in the new Blue/Green chapter as part of GB12 on Sustainable Drainage with sub paragraph F worded *Impermeable surfaces in gardens and landscaped areas will not be permitted as part of a development.*

2.22 The StQ Policy C3 allows for the retention of the tiles and mosaic paths in the area, as an original feature of many streets. Slightly modified wording is included in this revised NP to allow for the fact that there have been recent refurbishment projects which have included subterranean run-off tanks below the surface of front gardens, preventing the flooding risk of non-permeable surfaces. The policy also applies only when works to a front garden exceed national permitted development rights.

***Policy StQ C3: to resist the introduction of non-permeable surfaces to front garden areas (above size limits within Permitted Development rights) other than for the replacement of existing main paths and in cases where surface water attenuation systems and sustainable drainage systems are provided below ground to hold water run-off.***

***Reasoned justification: many of the streets in the neighbourhood area lie within a Critical Drainage Area where the risks of flash flooding are significant. The continued disappearance of permeable front garden space adds to this risk. Chapter 3 of this Plan gives more detail of flood risk in the area.***

### Ground floor rear/'side closet' extensions

2.23 This form of extension is where the original rear side outdoor passage of a terraced house is incorporated into the body of the ground floor to create a larger kitchen/living room, with a glazed roof to the party wall. This has long been a popular form of alteration to properties in this neighbourhood. Many such extensions are approved by the Council under permitted development rules (which allow for 3m rear extensions) and a Certificate of Lawful Development is issued. For more complex or ambitious projects full planning permission is usually needed.

2.24 The existing StQW Policy C4 was introduced to provide clarity on part of what was RBKC Policy CL9 (now CD13 in the 2024 Local Plan) which requires extensions and modifications to existing buildings to be 'subordinate' to the original building. The policy was being interpreted as requiring a 'set back' in the rear

elevation of a ground floor rear/side extension. This restriction was in turn preventing house owners from installing full width sliding or bifold doors onto the garden as part of a ground floor conversion project.

2.25 RBKC Policy CD13 in the 2024 Local Plan retains the wording on 'subordination' and hence this revised neighbourhood plan retains Policy C4 as worded below:

**Policy StQ C4: for ground floor rear/side extensions within the StQW area, where the original external side passage is incorporated into the body of the house, to make no requirement for 'subordination' within the rear façade (via a small setback).**

*Reasoned justification: RBKC Policy CD13 refers to the need modifications to existing buildings to be 'subordinate to the original building to allow the form of the original building to be clearly understood, and to reinforce the character and integrity of the original building, or group of buildings'. In the past the practical consequence has been to prevent the use of full width sliding doors. StQ Policy C4 has avoided disputes over policy interpretation, and is hence retained.*



A 'full width' side/rear 'closet wing' extension in Highlever Road.

**Policy StQ C5: for ground floor rear/side extensions within the StQW area, where the original external side passage is incorporated into the body of the house, to resist proposals which exceed 3m in height at the party wall, and/or with a roof slope greater than 45 degrees, and/or which infringe on Rights of Light of neighbouring properties.**

*Reasoned justification: to provide clarity and a set of parameters on a type of house extension widely undertaken within the StQW neighbourhood, without encroaching on Permitted Development rights.*

#### **'Garden studios and workrooms'**

2.26 Under current 2026 national Permitted Development Rights, outbuildings, sheds and garages do not need planning permission, within certain parameters. The most important are:

- No outbuilding on land forward of a wall forming the principal elevation.
- Outbuildings and garages to be single storey with maximum eaves height of 2.5 metres and maximum overall height of four metres with a dual pitched roof or three metres for any other roof.
- Maximum height of 2.5 metres in the case of a building, enclosure or container within two metres of a boundary of the curtilage of the dwellinghouse.
- No verandas, balconies or raised platforms (a platform must not exceed 0.3 metres in height)
- No more than half the area of land around the "original house" would be covered by additions or other buildings.

- On designated land (including Conservation Areas) buildings and enclosures at the side of properties will require planning permission.

2.27 Such outbuildings or structures must be used ‘for a purpose incidental to the enjoyment of the dwellinghouse’ Permitted development rights do not cover any other changes to use of the land or outbuilding, or use as separate self-contained living accommodation. Permitted development rights are subject to change and property owners should check the position on the Government’s [planning portal](#).

2.28 Despite the increased popularity of creating ‘garden workrooms’, ‘studios’ and ‘gyms’ since the pandemic, the 2024 RBKC Local Plan includes no specific policies on such forms of development. Proposals appear to be decided on a case by case basis (where outbuildings exceed permitted development rights and planning permission is required).

2.29 The 2018 StQW Neighbourhood Plan introduced Policy C6 to limit the size of rear garden outbuildings to a maximum coverage of 12 sq m, with height limits that correspond to permitted development rights. RBKC has subsequently granted consent to a number of applications with a higher area coverage. Subject to the outcome of pre-submission consultation, this revised NP increases the floorspace figure from 12 to 18 sq m subject to consideration of the size of the remaining garden and any harm created by the ‘sense of enclosure’ for immediate neighbours.

**Policy StQ C6: To limit rear garden outbuildings in the StQW neighbourhood to a maximum coverage of 18 sq m, with structures to remain within heights of 2.5m at the eaves and 3m at the ridge of any pitched roof and subject to consideration of the size of the remaining garden area and any harmful increase in the sense of enclosure for immediate neighbours.**

*Reasoned justification Residential property values in RBKJC are such that domestic floorspace is at a premium. In the past decade the trend towards building outbuildings in rear gardens (variously described as ‘studios’ or ‘workrooms’) has moved well beyond traditional conservatories or sheds for garden furniture and equipment. While such outbuildings are granted planning permission on condition that they are ‘ancillary to the main dwelling’, this is difficult to enforce and the scope for sub-letting offers temptations. For immediate neighbours, such structures can have a significant detrimental impact on views, aspects and privacy. This revised policy increases the maximum permissible floorspace on the basis that this allows for a 6m x 3m building, with 6m being the full width of many plots in the StQ neighbourhood.*

## Basements

2.30 When this NP was first prepared, basements had become one of the most contentious features of the refurbishment of houses in this neighbourhood, as elsewhere across the Royal Borough. As at 2015, there were 50 examples of basements built or consented since 2003, at properties in the ‘red brick’ streets of the St Quintin estate.

2.31 There are now many more basements built in the neighbourhood area. RBKC revised and strengthened its policy towards basements in January 2015 since that date has applied a suite of detailed requirements for basement applications, including additional construction and transport management requirements.

2.32 RBKC policies on basement construction are now consolidated in Local Plan Policy CD11. The sub clauses of this policy are now widely understood by householders and the companies that specialise in basement construction, the main ones being:

- not exceed more than one storey
- not exceed a maximum of 50% of each garden or open part of the site
- have a good quality construction management plan and traffic management plan

- include measures for sustainable drainage
- be protected from sewer flooding through the installation of a suitable pumped device.

2.33 Under RBKC Policy GB11 self-contained basements are not permitted in Critical Drainage Areas. Sleeping accommodation is not allowed in Flood Risk Zone 3. This zone is in the south of the Borough but given the incidents of flash flooding in the St Quintin neighbourhood some consideration should be given to the risks of including bedrooms in basement projects.

2.34 This revised draft neighbourhood plan includes no specific policies on Basements, given the detailed requirements set down in RBKC 2024 Local Plan policies.

#### **Front windows and minor alterations to the front of houses**

2.35 The [RBKC Householders Guide to Windows](#) now gives detailed advice on window replacements, including within Conservation Areas. Double or triple glazing can be achieved in such replacement frames and does not require planning permission except in a Listed Building.

2.36 RBKC Policy **CD10: Small-scale Alterations and Additions** requires that alterations and additions do not harm the existing character and appearance of the building and its context StQ Policy C7 sets out in more detail what types of visual clutter requires to be 'located discreetly', where planning permission is required. It is wise to check with the Council before installing large or prominent bike or bin stores that affect the appearance of the front of a house. There have been cases where RBKC has pursued enforcement action on unpermitted structures.

***Policy StQC7 Where planning permission is needed, to require minor alterations to house fronts including the siting of bike or bin stores, and the addition of external security bars or shutters, satellite dishes, flues, visible gas meter boxes on front facades, to be visually discreet.***

***Reasoned justification: to maintain the appearance of house fronts as an important characteristic of the conservation area.***

## Chapter 3 Environment and Sustainability

Objective 3 *Protect the environmental quality of the neighbourhood's wide streets and its public realm including views within and from the conservation area.*

3.1 The distinctive spatial quality of the St Quintin Estate, with its wide tree-lined streets and pavements, is a feature much appreciated by local residents. The area differs significantly from many other residential areas the borough (such as Hillgate Village and much of Chelsea) which were built at an earlier time and where streets and pavements are narrower and views and aspects more confined.

3.2 This section of the St Quintin Estate was built to an overall planned layout and with a limited menu of house types. The 'railway cottages' in the Oakworth Road area also share a common architectural design. This enhances the homogenous quality of the neighbourhood and forms the main justification for its status as a conservation area.

3.3 The scale of the housing (generally two storey) coupled with the generous width streets and pavements (particularly in the 'red-brick streets') allows for long vistas and open skies, again relatively unusual so close to the centre of London. While some of these longer vistas remain, the last decade has seen significant new development to the north and west of the neighbourhood.

3.4 Policies in the 2018 neighbourhood plan sought to ensure that the valued qualities of the immediate environment are retained. The conservation policies in the previous chapter have helped over the past decade, in terms of the overall character of the area. The more broad-brush policies in the Environment chapter have been less used by RBKC decision-makers when determining applications. The Forum's management committee has reviewed the wording and proposes combining several of the earlier policies into a single stronger version of StQ Policy E1.

3.5 The 2024 RBKC Local Plan includes an important policy CD9. This starts by requiring that *all development ensures good living conditions for occupants of new, existing and neighbouring buildings*. Sub-sections of the policy refer to the *prevailing characteristics of the area*, standards of daylight and sunlight, 'sense of enclosure'; and to various harms which may reduce *the reasonable enjoyment of the use of buildings, gardens and other spaces*.

3.6 A significant addition to the 2024 Local Plan has been a new chapters on *Green Blue Future*. This recognises that *Climate Change is one of the greatest challenges of our times* and notes that in October 2019, the Council declared a Climate Change Emergency and made a commitment to become a carbon neutral borough by 2040. A new suite of policies in the Local Plan is designed to support this aim. The remaining time period 2026 – 40 coincides with this revised neighbourhood plan and we wish to do what we can at neighbourhood level to refine and reinforce the Council's new planning priorities.

3.7 RBKC Local Plan policies cover whole life-cycle carbon; energy and net zero carbon; controlling air pollution, light pollution, odour, noise and vibration; managing flooding and flood risk; protection and enhancement of green infrastructure, biodiversity and trees; as well as waste and contaminated land. RBKC published in June 2021 a [Supplementary Planning Document on Greening](#) and has put in place a [Biodiversity Action Plan 2022-7](#). This sets out 84 actions through which the Council aims to achieve an accessible natural environment rich in wildlife. These actions relate mainly to education and citizen involvement rather than planning issues, while having relevance to StQ policies on retaining our three Local Green Spaces (see Chapter 4).

3.8 The neighbourhood plan cannot directly impact on planning matters beyond the boundary of the designated neighbourhood. The past decade has seen significant new development all around us. Imperial's White City campus has one remaining building to be constructed for the College's northern site, immediately across the Mildmay Line. This development, more than any other, has changed the quality of the

neighbourhood area as a result of cluster of tall (and one 35 storey building) lying immediately across the railway line. No longer do our streets feel close to 'outer London' with the experience of an open western skyline. To our north-east, the Forum has joined with other local groups to fight the scale and density of the development proposals at Kensal Canalside, with the Ballymore/Sainsbury's scheme awaiting a Stage 2 decision from the Mayor of London.

3.9 The StQ Forum has worked closely with the Old Oak Neighbourhood Forum and the Friends of Wormwood Scrubs, to challenge aspects of the plans of the [Old Oak and Park Royal Development Corporation](#) (OPDC). A cluster of tall buildings built at Mitre Bridge (on Scrubs Lane) are a hangover from Cargiant's 2014-18 plans for major regeneration and 6,500 new homes at 'Old Oak Park'. This location has not been 'transformed' in the way originally planned. A new Overground station at Hythe Road has not happened (see Chapter 5).

3.10 As noted above, the original date for the completion of the HS2 project and the opening of Old Oak Common station has been delayed by a decade. The Forum will continue to question OPDC's 2026 plans to select a master development partner to implement its plans for more high-rise high density development be built at Old Oak in advance of the arrival of Elizabeth Line platforms at the rail interchange. Levels of access to public transport are too low to consign occupants to 'car-free' housing for many years (as has already happened for developments at Oakland Rise and at Mitre Bridge).

### **Sustainable retrofitting**

3.11 The RBKC 2024 Local Plan comments: *Sustainable retrofitting is when existing buildings can be upgraded to be more energy efficient and use cleaner energy, for example in the form of solar PV panels. In a typical British home up to a third of the heat produced by central heating systems is lost through the roof, walls, floor and windows. For a poorly insulated property, this means that £1 out of every £3 spent on energy is wasted.* The Council has published [Householder Guides](#) to **flood protection, external solar shading, replacement windows, and heat pumps.**

3.12 Parts L1B and L2B of the Building Regulations require that when existing buildings are extended or renovated it is done in a way which means they use no more fuel and power than is reasonable in the circumstances. **There is an exemption from this requirement for dwellings (L1B) and non dwellings (L2B)** which are listed buildings, **buildings within conservation areas** and scheduled ancient monuments if the energy efficiency requirements would unacceptably alter their character or appearance. If embarking on major refurbishment project it is worth seeking advice on Building Regulation requirements via the [Planning Portal website](#), or from the [Council's Building Control Service](#) or other approved inspector.

### **Replacing windows**

3.13 The [RBKC Householder Greening Guide to Windows](#) explains that 'Like for Like' window replacements do not need planning permission. These are exact replicas or replacement windows of the same material, style, pattern, frame dimensions and glazing bar profile. This can include replacing a single glazed window with a double-glazed window as long as it still looks like an exact replica. Replacements that are 'similar' in design, may also be acceptable without planning permission

### **Air Source Heat pumps**

3.14 RBKC has also published a guide for installation of [heat pumps](#). This provides information on options available for upgrading heating systems and the permissions that may be required. Air-to-water ASHPs, which are the most common types of ASHPs for householders, can generally be installed without the need for planning permission both in houses and flats. Planning legislation allows them under permitted development rights. If your house is detached, you are allowed to install up to two ASHPs without the need for planning permission, subject to a set of conditions. If your home is semi-detached or terraced, you can install one ASHP without the need for planning permission.

3.15 The conditions involved are relatively complex. The RBKC guide provides a 'decision tree' to help householders work through them. An alternative is to apply for a Certificate of Development, which can be helpful in satisfying a prospective purchaser as and when a house is sold.

### Street Trees

3.16 Trees in a conservation area are protected by law and planning permission is needed to remove them. Many trees in private gardens are covered by TPOs and require permission for significant pruning. The street trees within the StQ area were cited by many respondents to the original 2015 StQW Survey as an important and valued feature of the neighbourhood. RBKC has a useful web page on [Trees and Biodiversity](#) which explains how street trees need to be protected during major basement works which involve suspension of parking bays, such as often is the case for basement projects.

The RBKC Arboricultural team are responsible for regular pollarding of the large plane trees in the neighbourhood and for the replacement of street trees removed as a result of potential damage to neighbouring properties. The Forum has some concerns over the species of trees that are selected on occasions. Lime trees attract lime aphids, which feed on sap and excrete sticky honeydew, which can make pavements slippery and leave a glue-like film on parked cars. Silver birch has a relatively short lifespan and can cause pollen problems. The Forum would welcome a closer relationship with the Arboricultural team and hence Action E(i) below.

### Air Quality

3.17 RBKC has an [Air Quality Action Plan 2022-2027](#). This states that in the decade since the first neighbourhood plan was prepared *huge improvements in air quality have been achieved across Kensington and Chelsea since 2015. Despite this, like other areas of London, nitrogen dioxide remains an issue along the borough's busier roads and particulate matter continues to affect wider areas.*

3.18 The whole of Kensington and Chelsea is designated an Air Quality Management Area (AQMA) due to exceedances of the statutory National Air Quality Objectives (NAQOs) for nitrogen dioxide (NO<sub>2</sub>) and particulate matter (PM<sub>10</sub>). The Council has been monitoring air quality for over 20 years. Figure 4 shows the locations of the different types of monitoring. This includes shows the locations of the different types of monitoring. The table below shows the results of automated continuous monitoring at five sites. These monitors provide the most accurate data and all results can be viewed at [www.airqualityengland.co.uk](http://www.airqualityengland.co.uk).

3.19 A monitor at All Saints College is a little distance north from our neighbourhood. Many of our members are of a generation who have lived close to the Westway for a large part of our lives, and wonder about the consequences for our children. Following an earlier NCIL bid to install a monitor at the St Quintin/North Pole Road triangle, one is now installed at this location (BL44). There is a second at the St Quintin Nursery in Highlever Road (BL22) as part of the Imperial College Air Quality Audit Programme in schools and nurseries. The locations of these sensors, and the data collected, can be viewed at this website [Breathe London Communities](#).

### Risk of flooding

3.5.1 Counters Creek runs directly beneath the StQW area and is one of the 'lost rivers' of London. This former river and its large catchment in north west London form part of Thames Water's sewage network, draining all surface water from buildings and roads, as well as draining waste water from properties.

3.5.2 Heavy rainfall in July 2007 caused widespread sewer flooding in parts of RBKC (the Holland Park area) and RBKC homes were also flooded during storms in 2004, 2005 and as a result of other events. Thames Water has found that a loss of green space, together with a high density of basements close to the sewer line, means that certain properties in the Borough are at a particularly high risk of flooding. **The Council's SPD on Greening introduced a requirement for Flood Risk Assessments to be submitted as part of applications for major and most minor applications at ground level in Flood Risk and Critical Drainage Areas. Most of the StQ neighbourhood lies in a Critical Drainage Area (see the map overleaf).**

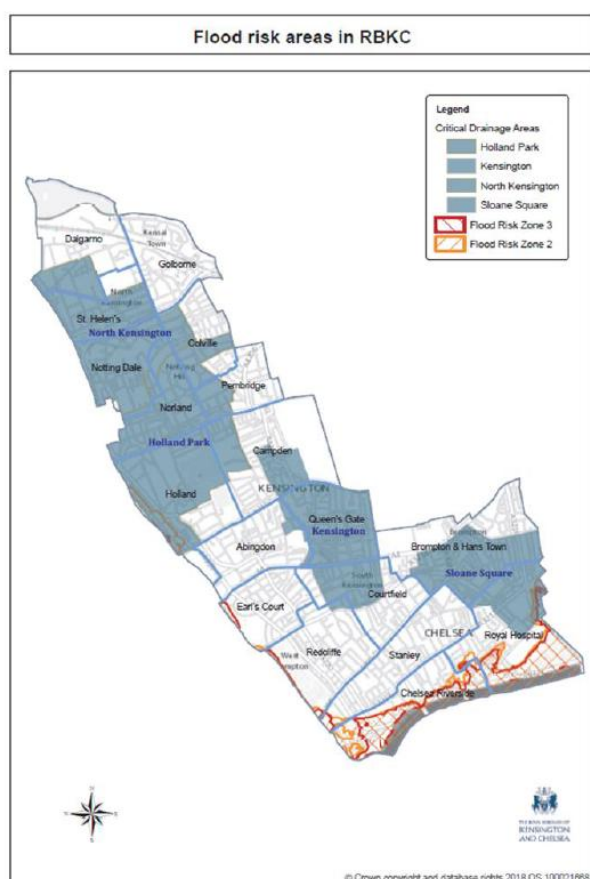
3.5.3 In addition to installing anti-flood devices (known as ‘FLIPs’) at properties at the highest risk of flooding, Thames Water has a flood alleviation plan which falls short of a full renewal of the Counters Creek sewer (see [Counters Creek Project | Royal Borough of Kensington and Chelsea](#)).

3.5.4 London has a combined sewerage system which means that rainwater run-off from streets and buildings goes into the same sewers as foul flows from sinks and toilets. As more and more areas of the capital are paved over, rainwater that used to soak away into the ground now flows straight into the sewerage network. This means that when it rains heavily, the sewerage network quickly fills and can become overwhelmed by the combination of sewage and rainwater. An analysis of aerial photography over the last 40 years suggests that around 17% of green space has been lost in the Counters Creek catchment.

3.5.5 This is the background to the proposed StQW Policy C3 on resisting non-permeable surfaces in front gardens (see under Section 2 on Conservation).

3.5.6 In commenting on the Consultation Version of the StQW Draft Plan, Thames Water Authority has drawn attention to water supply and wastewater infrastructure. The Authority asked that the following text be added to the Plan: *“Developers will be expected to demonstrate that there is adequate water and wastewater infrastructure capacity both on and off the site to serve the development and that it would not lead to adverse amenity impacts for existing or future users. In some circumstances this may make it necessary for developers to carry out appropriate appraisals and reports to ascertain whether the proposed development will lead to overloading of existing water and wastewater infrastructure. Where there is a capacity constraint and no improvements are programmed by Thames Water, developers will be required to demonstrate how any necessary upgrades will be delivered in advance of occupation to ensure compliance with Policies C1 and CE2 of the RBKC Core Strategy.”*

3.5.7 The StQW Forum supports the above view and the requirements it places on developers. Given that existing RBKC policies cover these issues, no additional StQW Policy is required.



***Policy StQ E1: Where new development (including advertising structures) impact on the appearance and built form of the St Quintin neighbourhood, and on views and vistas within and from the neighbourhood, to resist proposals which cause harm to, or fail to preserve or enhance, the character of the StQ part of the Oxford Gardens Conservation area.***

***Reasoned justification: to preserve or enhance the particular characteristics of the StQ part of the Oxford Gardens Conservation Area including its wide streets and pavements and low rise housing, and in particular its location with relatively open skylines and vistas to the west.***

***Policy StQ E2) to protect and enhance the level of biodiversity and natural habitats within the neighbourhood, including on the three designated Local Green Spaces in the neighbourhood, providing a 'green corridor' extending southwards from Little Wormwood Scrubs in order to maintain air quality in this part of North Kensington***

**Action E (i) to seek an annual meeting with the RBKC Arboricultural team to discuss the position on tree replacement, perceived 'missing' street trees, and choice of trees to be installed in different streets in the neighbourhood.**