



# **WEST HAMPSTEAD NDF**

## Neighbourhood Development Forum

*Minutes of meeting held on Monday 2<sup>nd</sup> November 2015 at West Hampstead Library*

**Present:** James Earl (Chair), Valerie Jolliffe, Keith Moffitt, Helena Paul, Ian Cohen, David Brescia, Wayne Stalley, Cllr Angela Pober, Carlton Johnson, Angela Ellison, Bridget Dunne, Ian Ferrie, Mike Borgeaud, John Eastwood, Janet Crawford, Gillian Risso-Gill, Stella Tysall, James Little, Mary Murphy, Charles Marks, Robert Martin, Cllr Phil Rosenberg, Mark Stonebanks, Sue Measures & Guy Shackle.

### **1. Welcome & apologies for absence**

Apologies for absence were received from: Linda Sluys, Stephen Nathan, Niran Samari, Richard Loftus, Fr Jonathan Kester, Mark Hutton, Juliet Simmons & Stewart Drummond.

### **2. Minutes of the last meeting: Thursday 1<sup>st</sup> October**

James had circulated the presentation from Nicholas Boys Smith, Create Streets, which was given at this meeting. The Neighbourhood Plan 'Adoption Statement' & Equalities Impact Assessment had also been circulated. Other issues will be covered during this meeting.

### **3. 156 West End Lane**

James gave a brief update of what had happened since the last NDF meeting. There had been a Development Management Forum (public meeting) at Sidings CC on 6<sup>th</sup> October. The architects had produced revised plans, reducing the height to a maximum of 7 storeys and the number of units to 164. There was also more detail about the design of the proposed building, particularly on West End Lane. The developer's 3<sup>rd</sup> consultation/exhibition event took place on 22<sup>nd</sup> October. The NDF had asked for more detail on design issues (especially the southern elevation) and more detail about how the scheme will impact on the Conservation Area. Details of the slides shown at the exhibition can be seen on the developers website: [www.156westendlane.co.uk](http://www.156westendlane.co.uk) A2Dominion say they will submit the planning application in mid-November. It's likely the Council's consultation will be during December (possibly over Christmas). The scheme is due to go to Camden's planning committee in February.

The NDF is organising a workshop on Saturday 7<sup>th</sup> to discuss design issues and, in particular, 156 West End Lane. Create Streets are producing an alternative design for the site, which will be presented and discussed.

There followed a discussion about the scheme and the latest proposals, during which the following points were made:

- There will be an estimated 500 people living in the development – this is too many.
- Need to consider the impact on the infrastructure of the area – especially the Underground station.
- There will be future development on the O2 car park & on Blackburn Road.
- There is no transition in the proposed scheme – why doesn't it drop in height at the back of the site?
- It's too big by three floors.
- There are two sites: one on WEL & one at the back of the site, which hasn't been built on before.

- We need to focus on the decision-making process and a possible deputation to the planning committee.
- Camden Council should have drawn up a masterplan for the Growth Area.
- The NDF & the Conservation Area Advisory Committee should both oppose the scheme.
- There is a need for social housing.
- The Workshop should focus on bulk & height – these are key objections.
- Camden Council has a legal duty to enforce the Neighbourhood Plan & its policies.
- We should bring in other people & other experts.
- At the DMF Camden officers refused to answer questions about which policies the scheme breaches: we need a list of non-compliance.
- Officers have to strike a balance – the scheme will be accord with some policies in the NP (eg affordable housing) and will conflict with others.
- We also need to look at the NPPF, the London Plan, and the Camden Core Strategy.
- It's a waste of time writing letters to the Council before the planning application is submitted.
- Comments should not be emotional or subjective.
- If the planning committee do reject the scheme, they will have to have reasons which will stand up at appeal.
- The NDF committee should start looking at how the scheme breaches the NP.
- The developer has reduced the number of units and the density, so it's now in accordance with the London Plan – so it will be hard for officers and councillors to reject the scheme.
- Stop The Blocks (STB) will be having a workshop to discuss how to object to the planning application – it was asked they invite other groups to this.
- The road entrance onto the site, over the pavement on WEL, is ridiculous.
- The WHGA targets should be phased in until 2031 – we already have 589 new homes.
- The 'East Building' should be a maximum of 3 storeys, referencing Lymington Road properties.
- People shouldn't be misled by the developer's changes to the scheme – there will still be a lot of people in the development.
- WH Underground station already has dangerous levels of over-crowding, and the Ballymore/Iverson Road developments haven't been finished yet.
- A2Dominion and Camden Council are in bed together and will equally benefit from the scheme.
- 50% affordable relates to floor-space, not units; the affordable units tend to be 3 or 4 bedrooms, most of the units for private sale are 1 or 2 bedrooms.
- We need a discussion about infrastructure and Camden Council's responsibilities – the Council need to produce an impact assessment of all recent and planned development in the area.
- Cllr Phil Rosenberg says he has raised the issue of the lack of a WH masterplan with council officers.
- Masterplanning is expensive, possibly around £100K. Cllr Phil Jones has said Kentish Town will get a masterplan (as well as having a neighbourhood plan).
- Developments with more than 150 units have to go to the Mayor of London for approval – although it was pointed out he approved Liddell Road & Ballymore.
- We need to think about what will happen next – particularly the O2 site & future developments on Blackburn Road.
- We should focus on shaping development – not just objecting.
- The Council is using the money from the sale of the site to pay for schools etc.
- We have to expect that the officers & planning committee will approve the scheme.
- The Secretary of State's decision on 100 Avenue Road will be relevant, particularly if he dismisses the appeal.
- Liddell Road was approved at 11 storeys and with 4% affordable housing.
- The Neighbourhood Plan has already had an effect on the Gondar Gardens Reservoir planning application, which is also being considered by the Secretary of State.
- We need to be concerned about the loss of jobs on the site and in/around the WHGA.

- There is politics involved – the Camden Labour line is that the scheme has 50% affordable housing.
- Problems are being caused on this site, because of the decisions made about Liddell Road.
- Camden Council should retain ownership of the green space in the development & the Potteries Path.
- There is a need for much more green space in the scheme.
- STB would like to see the Council retain ownership of the site; build 100% council housing; and for Travis Perkins to stay on the site.
- The height on WEL references the nearby mansion blocks.
- We need a doctor's surgery on the site.

James thanked everyone for their comments. We will follow up the discussion at the Workshop on Saturday. We will also discuss the issue at our next meeting at the end of November.

#### **4. Future role of the NDF & survey**

The survey had 71 responses and is now closed. Thanks to those who replied. The results will be sent out with the minutes. James outlined the main results; overall, most people are keen for the NDF to continue as it is currently operating. It will be necessary to make some small changes to the constitution – the committee will bring forward proposals for this. There will be more discussion about the results at the next NDF meeting.

A workshop/discussion session is planned for **Monday 7<sup>th</sup> December** (at 7.30pm at West Hampstead Library) to discuss our future work – including how we monitor the Plan and how we focus our work in future. More details to follow.

The NDF will also be producing an end of year newsletter to highlight our work. This will also be given out on paper, in an effort to reach those not online and for the NDF to be 'street visible'. We hope to have this ready in time for the Christmas Market on Saturday 5<sup>th</sup> December. If it's well received, future newsletters will be produced next year.

#### **5. Community Infrastructure Levy (CIL)**

Ward councillors are consulting about how CIL money should be spent in our area in future. The CIL priorities in the NP will be included in the ward spending lists. James has submitted comments to the Fortune Green councillors (see in blue below). Cllr Phil Rosenberg is asking for West Hampstead comments to be sent to him by Friday 18<sup>th</sup> December – he has emailed RAs & local groups. The NDF will submit comments to Phil and the other two WH councillors.

It was pointed out the CIL sums won't be a huge amount of money and won't pay for everything on our list (although the CIL for 156 WEL will be big). We could look to other sources, such as the Lottery or other grants, to match-fund projects.

*Obviously, we're very pleased that Cllr Jones has amended the CIL policy so that the CIL priorities in our approved Neighbourhood Plan (see **Delivery Plan, Table 3, pages 70 & 71**) will now be included in the ward lists. As the Plan covers two wards, I think there will be some degree of overlap between WH & FG in terms of the priorities. Also, a number of things on the list only relate to WH (particularly for the Growth Area).*

*For Fortune Green, I'd stress these things:*

##### **1. Improvements to Neighbourhood Centres - both Mill Lane & Fortune Green**

*>for Mill Lane, see Policy 14, Recommendation I & F11*

*Things that came up in our consultations include: improved signage (from WEL & Shoot-up-Hill); improved pavements; resurfacing of the road; cycle lanes; extra cycle stands; review of parking/road layout; also funding for things like hanging baskets etc (in co-operation with the WHBA?)*

>for Fortune Green Road, see Policy 15 & F12

## **2. Protection & enhancement of existing green/open space + new trees**

>that would include: West End Green, Fortune Green, Hampstead Cemetery, Gondar Gardens Reservoir, Westbere Copse NR, Minster Road NR & Maygrove Peace Park (see Policy 16, Local Green Space + Policy 17/Recommendation J + Policy 18/Recommendation K)

>new street trees (as requested by local residents)

## **3. Support for community facilities**

>including WHCC & Sidings CC (see Policies 10 & 11)

*I think those are the main things for FG - I'm sure other items could be added to the list too.*

## **6. Other planning issues**

Plans for work at Emmanuel Church have been approved and have secured funding (including some money from S106 contributions). Father Jonathan Kester has passed on this information:

*I wanted to give you an update on our plans at Emmanuel Church to increase our community space in the light of good news that we've been granted £50,000 from section 106 funding. The whole project is costing £650,000 plus VAT.*

*We have had quite a job getting the historic permissions to do the work and a bit of an extended battle with the Victorian Society. There is a link to the project on our website which can be found by clicking here which contains links also to the architectural plans:*

<http://www.emmanuelnw6.com/building-development/>

*The dimensions of the new community rooms and the hall space at the back of the Church are as follows:*

**Meeting Room 1: 16m<sup>2</sup>/ 172ft<sup>2</sup>**

**Meeting Room 2: 35m<sup>2</sup>/ 377ft<sup>2</sup>**

**Meeting Room 3: 30m<sup>2</sup>/ 323ft<sup>2</sup>**

**Meeting Room 4: 35m<sup>2</sup>/ 377ft<sup>2</sup>**

**Rear Nave hall space: 103m<sup>2</sup>/ 1109ft<sup>2</sup>**

*We are so grateful for the interest and support we have so far had from the community. This project is part of our inclusive core values at Emmanuel and in providing this community space we have no ulterior motive other than to provide community space in an area currently so short of it.*

Camden Council is consulting on plans to change the way it notifies residents about planning applications. This includes ending paper notifications for neighbours immediately affected by any application. More details here:

*Camden Council would like to invite you and your Neighbourhood Forum members to have your say on our Statement of Community Involvement (SCI). Our SCI sets out how we will involve local people, local businesses and other key organisations and stakeholders when we prepare our planning policies and consider planning applications.*

### **Why are we consulting?**

*All local planning authorities are required to have an up to date SCI. We are updating our SCI as a result of changes to the planning system and proposed changes to how we consult on planning applications.*

*By 2017 our funding from Central Government will have been substantially reduced. This means we need to make tough choices about funding local services. Our proposed changes to how we consult will save the Council around £200,000 a year.*

*We want to find out what you and your Forum members think about these proposed changes*

### **What are the proposed changes?**

*We are proposing to stop sending neighbour notification letters for planning applications and replace them with the following:*

- *Improved email alerts - find out about all applications, decisions and appeals that matter to you anywhere in your area;*
- *[email alerts](#) now include a direct link to the application details, document and drawings;*
- *a planning section in the Camden Account;*
- *options to find out about applications by conservation area or ward;*

- new and improved site notices;
- improved press adverts in the Camden New Journal and the Ham & High; and
- an [online map](#) showing all applications received in the last 7 days

The SCI has also been amended to include the introduction of the Local Plan, duty to cooperate and neighbourhood planning.

#### **How can I have my say?**

You can visit our SCI webpage [www.camden.gov.uk/SCI](http://www.camden.gov.uk/SCI) and complete our online survey before 5pm on Wednesday 20 January 2016.

You can also attend a workshop at 5 Pancras Square or Swiss Cottage Library on Wednesday 18 November and Thursday 26 November between 4:30pm and 7:30pm. Email [sci@camden.gov.uk](mailto:sci@camden.gov.uk) to book your slot. At the workshop you will also be able get assistance signing up to our new e-alerts/Camden Account and see our new and improved site notices.

Alternatively you can write to us at [sci@camden.gov.uk](mailto:sci@camden.gov.uk) or Development management, Camden Town Hall, Judd Street, WC1H

#### **What happens next?**

After the consultation, we will collate and analyse the responses and then report the results and any proposed changes to the SCI to the Cabinet Member. We are aiming to adopt the updated SCI in April 2016.

For more information on the updated SCI please visit our website [www.camden.gov.uk/SCI](http://www.camden.gov.uk/SCI) or email [SCI@camden.gov.uk](mailto:SCI@camden.gov.uk)

James said he and others were very concerned about the proposal to end paper notifications. It was pointed out that developers/applicants could be made to pay for this. This position was supported by those present. The NDF will respond to the consultation in due course. Individuals are also urged to respond using the survey and contact details above.

## **7. Local issues**

**WH Underground station:** Guy Shackle reminded those present about his proposal for a new entrance to the station on the other side of WEL, which would mean the entrances to all the stations would be on the same side of the road. The existing tube station is struggling to cope with the number of passengers using it at peak periods. The Overground now has 5 carriage trains and the Thameslink will have 12 carriage trains by 2018. Both these stations either have, or will have, lifts – there is a need for lifts at the tube station to make it accessible and to make the interchange fully accessible. The proposals are not cheap. The scheme is not a TfL priority at the moment – we need to lobby to raise it up the agenda. Developer contributions will be needed to help pay for the new station. More detailed designs and CGIs will be drawn up, with the plan to go public in January/February, in the run up to the Mayor/GLA elections in May.

James said Guy's work was being funded by Richard Loftus, who owns Asher House on Blackburn Road and has an interest in the future development of the area. We would want any schemes there to contribute to a new/improved tube station.

It was pointed out that the existing tube station building is in the South Hampstead Conservation Area.

Not all the shops are in the CA; TfL may sell them if the new station plans go forward.

WHAT are campaigning for a lift at the existing station, although it's thought TfL have ruled this out.

**West End Lane/traffic/pedestrian problems around the station:** no further update at the moment; the problems continue.

**Ballymore Working Group:** there's a planning application for a revision to the scheme. This includes longer hours for the shops (until midnight & Sunday trading); some of the smaller business units are being merged (but this is for a local business, the Village Haberdashery on Mill Lane, which wants to relocate); and the developer wants to get rid of the car club spaces. James said the NDF would submit comments and object to the removal of the car club spaces.

**Liddell Road Contractor Community Liaison Group:** travellers had taken over the site for a while, which had

delayed work. The green space on Maygrove Road is (unfortunately) being fenced off. Gas works are taking place. The next meeting has been postponed from 3<sup>rd</sup> to 10<sup>th</sup> November.

**Finchley Road Campaign Group:** no update.

## **8. AOB**

Cllr Phil Rosenberg mentioned the appeal for families who've lost their homes and belongings in the Finchley Road fire. Donations are requested – and can be dropped off at the O2 Centre.

## **9. Date of the next meetings/workshops:**

- Saturday 7<sup>th</sup> November – NDF workshop on design issues & 156 WEL – 10am, Emmanuel School Hall
- Monday 30<sup>th</sup> November – NDF meeting, 7.30pm, WH Library
- Monday 7<sup>th</sup> December – Workshop on future of NDF, 7.30pm WH Library
- Monday 11<sup>th</sup> January – NDF meeting (including AGM)