



# WEST HAMPSTEAD NDF

## Neighbourhood Development Forum

*Minutes of meeting held on Monday 9th June 2014 at West Hampstead Library*

**Present:** James Earl (Chair), Nick Jackson, Stuart Drummond, Mike Borgeaud, Andrew Saywell, Mary Lyons, Andrew Parkinson, Ian Cohen, H Paul, Phil Tuner, Cllr Richard Olszewski, William Marr-Heenan, Bob Doran, Peter Rutherford, Adam Webster, Eli Abt, Jade Wong, Jill Hood, Cllr Angela Prober, Alan Watson, Cllr Phil Rosenberg, John Eastwood, Brigid Shaughnessy, Alice Hutton (CNJ), Virginia Berridge, David Richards, Guy Shackle, Sue Measures, Cllr Flick Rea, Kate Cornwall-Jones (Camden Council) & Louise Trewavas (Camden Council).

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

Everyone was welcomed to the meeting following the break to allow for the local elections. The newly elected councillors present introduced themselves.

Apologies for absence were received from: Keith Moffitt, Mark Stonebanks, Stephen Nathan, Mark Hutton, Joseph Joy, Emmy van Deurzen, Enyd Norman, Michael Poulard, Joan Moffatt & Cllr Lorna Russell.

### **2. Minutes of the last meeting – 26th March**

*Ballymore/West Hampstead Square:* the chair attended a meeting of the Construction Working Party on 29 April. Lorries are now regularly using West End Lane travelling to and from the site from as early as 6am; large cranes will arrive shortly; building work is starting at the rear of the site and will work forwards towards West End Lane; completion is due in late 2015. There was a question about the level of affordable housing and who was eligible for this.

*Gondar Gardens:* the developer has appealed against the refusal of the third scheme. Written responses have to be submitted by 17 June. The NDF will again object.

*156 West End Lane:* Camden Council have given preferred bidder status to Mace. Details here: <http://www.camdennewjournal.com/news/2014/jun/west-hampstead-camden-council-choose-shard-contractor-preferred-bidder-travis-perkins->

*Finances* - Mark (the treasurer) is currently in the United States, but is still involved. Nick has been added as a signatory for the bank account.

### **3. Update on work on the final draft of the Neighbourhood Plan**

James said that following the last meeting on 26 March both he and members of the NDF committee had put in a huge amount of work into the Final Draft. There have been four meetings with Camden Council planners (two of which were over four hours long) to discuss in detail their comments on the draft Plan and other issues. Considerable progress has been made. The main issues discussed involved making sure the Plan is viable and deliverable; specific site requirements have also been looked at. A number of policies have been amended to reflect the points raised by Camden Council. More work has been done to ensure all landowners mentioned in the Plan have had the opportunity to comment on it; among the new comments received are those from the owner of the Builder Depot site on Blackburn Road (see website). The outstanding issues

mainly relate to height, design and character (particularly in the Growth Area); these will be addressed in the coming weeks with independent planning advisers.

#### **4. Supporting documents to accompany the Plan:**

*Statement of Basic Conditions* - this sets out the Plan meets the various legal requirements. This has been drawn up as a separate document following advice from Camden planners; it's an expanded version of the appendices in the proposed final draft. The draft SBC can be seen on the front page of the NDF website.

*Consultation Statement* - this outlines the work of NDF to consult and engage on the Plan; the draft version is on the NDF website. It's now being expanded to take into account the comments received during the consultation period, how they've been assessed, and how the final draft of the Plan has been amended as a result. The comments are being assessed in order of date received; all those received up to and including 27 February have now been assessed and the Plan modified as appropriate; comments received on 28 February (the last day of the consultation period) are being examined at the moment. Work on the CS should be largely finished in the next couple of weeks.

*Strategic Environmental Assessment* - this has been published and is being consulted on for six weeks; comments are welcome until 11 July. The SEA is a legal requirement under EU legislation; the document has been drawn up by planning consultants working with the NDF. It's a thorough and detailed document - which some said was too long. James pointed people to Part 2 (p45-52) as the main part of the SEA for people to look at; the recommendations in Part 3 (p54-70) are also worth looking at, as are the conclusions on p71. The document is on the NDF website; paper copies of the non-technical summary were distributed. Paper copies of the full SEA will be left for viewing at WH Library, Sidings Community Centre & West Hampstead Community Centre. A limited number of paper copies will also be available at Sidings CC for those who want one.

#### **5. Liddell Road redevelopment**

Kate Cornwall-Jones & Louise Trewavas from Camden Council had been invited to the meeting to present the plans for the site; unfortunately these were not ready in time for the meeting. Instead they listened to views from those present about the redevelopment. Among the issues raised were:

- The design of the new school building (referencing concerns about the new Emmanuel School building) - the importance of high quality design was stressed.
- The design and height of the housing block & the level of affordable housing - there will be around 120 new homes; there will be very little affordable housing due to the provision of the school & employment space. The site is not in the Growth Area.
- The protection of existing green space on and adjacent to the site & a link to Maygrove Peace Park.
- The loss of light industrial uses & the type of new commercial space being provided - the existing employment space on the site is 3,000sqm; the new scheme will provide around 2,500sqm; the aim is to create more jobs than currently exist on the site (the school will also provide new jobs); this will be mainly managed workspace for creative and professional industries.
- Concerns that on issues of affordable housing and employment provision, the scheme may be in breach of Camden's planning policies - and could be legally challenged.

There will be a drop-in consultation event in July where the plans will be displayed and people can visit and ask questions. Suggested locations for this included Sidings CC; WH Library & the Synagogue hall. Details will be circulated when the date is confirmed. A planning application is due to be submitted in the autumn.

Kate & Louise were thanked and left the meeting.

## **6. NDF Interchange project - presentation & discussion**

Local architect Guy Shackle has been drawing up plans to improve the 'interchange' between the three WH stations. Plans are due to be detailed soon by TfL for a redevelopment of the Overground station. This project focuses on the possibilities for a redevelopment of the Underground station and the possibility of creating a new entrance to the station on the west side of the West End Lane bridge. The project is being paid for by local landowner Richard Loftus under the auspices of the NDF. The plans are currently at the 'initial draft' stage; further work will take place over the summer before they are finalised and published in the autumn. The idea is then to use the plans to lobby TfL and the Mayor of London to bring forward improvements to the station.

The proposals as outlined were welcomed by those present as a well thought out and imaginative proposal. Among the issues raised were: what would happen to the existing Underground station building; the need for a bus stop or cycle lane(s); increasing passenger numbers caused by longer trains on both Thameslink & Overground routes; improving the bridge at east end of the Underground station; the impact of future developments such as the O2 Centre car-park on passenger demand and pedestrian flow; and the need to make the Underground station suitable for disabled access.

## **7. Camden Council's Growth Area Framework**

James said that at a meeting to discuss the Plan, Council officers had raised the issue of the Framework and the possibility that this may not now happen. It seems the Neighbourhood Plan has covered some of the issues. Officers said they could still go ahead with the Framework, but it would have limited scope and wouldn't be started until after any referendum on the Plan, meaning it would be unlikely to be completed until 2016. They also suggested that work on the Neighbourhood Plan could be put on hold to incorporate the Framework; however this would involve delaying work on the Plan by at least a year - and would involve rewriting and re-consulting on the document.

Those present thought it would be mistake and a missed opportunity if work on the Framework didn't now happen. It was important to establish guiding principles for the future development of the GA - including height, massing, views, sight lines, and pedestrian flow. Developers also need to be involved in this work and a clear reference point was needed to set out the future development of the GA.

James said he would feed these views back to officers and seek to continue a discussion about how best to bring forward the Framework.

## **8. Jester Festival stall - Saturday 5th & Sunday 6th July**

The NDF will have a stall on both days, to publicise its work on the Final Draft; the consultation on the SEA; and other projects it is working on, as discussed above. Volunteers are welcome to help staff the stall.

## **9. AOB**

James had spoken at a Neighbourhood Planning in London conference on 28 May. The presentation he gave - and other presentations given at the event - can be seen here: [www.wecnf.org](http://www.wecnf.org)

An NDF is being set up on the Froggnal side of Finchley Road; they've asked to work with us on issues relating to improvements to Finchley Road; among other things, they've suggested that trees are planted in the middle of the road to improve the street environment and improve air quality.

There is a public meeting to discuss the planning application for 100 Avenue Road in Swiss Cottage (including a 24 storey tower block) on 18 June at 8pm at Swiss Cottage Community Centre. Comments are now closed on the planning application (reference: 2014/1617/P).

There is a proposal for Eruv incorporating sites in West Hampstead. There's a good write up about the detail of this on the West Hampstead Life website:

<http://westhampsteadlife.com/2014/06/03/brondesbury-eruv-requires-west-hampstead-poles/13119>

As there are a range of views on this issue, the NDF won't be submitting comments - individuals are encouraged to respond with their own views (reference: 2014/2464P - comments due by 23 June).

John asked if anyone had experience of Network Rail cutting down trees and vegetation on railway embankments near their homes/businesses. Work is proposed at the bottom of Ravenshaw Street.

#### **10. Date of next meeting**

September - date TBC