



WEST HAMPSTEAD NDF

Neighbourhood Development Forum

Minutes of meeting held on Tuesday 10th December 2013 at West Hampstead Library

Present: James Earl (Chair), Joe Joy, Ian Cohen, Emmy van Deurzen, Ed de Mesquita, Branko Viric, Stella Tysall, Mike Borgeaud, Andrew Saywell, Jill Hood, Richard Loftus, Candice Temple, Nick Russell, Pauline Atlas, Brigid Shaughnessy, Peter Symonds, Frances Radford, Guy Shackle, Sue Measures, Amos Silvan, Bob Doran, Cllr Gillian Risso Gill & Cllr Nancy Jirira.

1. Welcome & apologies

Apologies for absence were received from: Keith Moffitt, Mark Stonebanks, Nick Jackson, Jack Knadjian, Linda Sluys, Stewart Drummond, Claus Thierbach, Virginia Berridge, Mark Hutton & Cllr Flick Rea.

2. Minutes of the last meeting – 18th November

Liddell Road - Camden Council's cabinet have approved the plans to expanded Kingsgate primary school on to the site. Branko (who's owned a business on the site since 1975) was at the cabinet meeting; he said Camden claimed there are currently 80 jobs on the site, but there are actually 250. Councillors and officers have been asked to investigate the discrepancy. The plans for private homes on the site (120+) are unlikely to include any affordable housing. Officers had previously said the scheme should be self-financing; the report to Cabinet suggests the Council are now seeking to make a £3 million profit from the development.

A planning application is due to be submitted in the summer. The NDF was urged to continue to raise concerns about the proposals and to speak to council officers as detailed plans are drawn up for the site. The issue is also likely to feature in the local elections in May.

Iverson Tyres site - a planning application has been submitted for 19 homes and business space on the ground floor. Planning application number: 2013/7505/P. Comments due by 31st December.

Ballymore/West Hampstead Square - a meeting with Ballymore had (finally) taken place. There was discussion about the trees and landscaping; there's no reprieve for the trees. A Construction Working Party is due to be established, which the NDF will be part of.

Land Securities - James had attended a meeting with the owners of the O2 Centre site, along with Council officers. Discussion related to the possibilities of the site and what the NDF/Camden Council want to achieve from any development. LS are keen to contribute to the Growth Area section of the Plan.

Gondar Gardens - a third scheme has been submitted, ref: 2013/7585/P. The second scheme was rejected by the planning inspector on grounds of design. As the third scheme doesn't seem to improve on the second, the NDF will object.

153-163 Broadhurst Gardens - no news; it's likely a Development Forum meeting will take place in January, with revised designs.

156 West End Lane - Travis Perkins did not bid for the site; bids were made around the £20 million mark. Camden Council had marketed the site for high density residential development. TP are still keen to stay on

the site and work with any buyer. There were questions about whether Camden Council would sell to a developer with an outline planning agreement.

Leaflets - there are still some left if anyone would like them or they missed out on the delivery. The survey results are on the NDF's website.

3. Plans for final draft

James said the NDF had been in existence for two years and has published six drafts of the Neighbourhood Plan. A proposed final draft of the Plan will be published in early January, with a consultation until the end of February. A public meeting will take place on Monday 27th January to publicise the draft. Workshops are also being organised to discuss some of the outstanding issues around design and the Growth Area; there's also a need to identify any gaps in the consultations and engagement to date. It's proposed there'll be sessions for newcomers and those who've been involved in the NDF for longer.

Publicity will be important - we'll need to contact Ham & High and Camden New Journal. It was suggested we try the Camden magazine again for an article about the NDF (previous emails went unanswered).

It was suggested the NDF commissions a model of the area to assist the consultation and give it a visual focus. Cost will be an issue; local architects could be asked to help. Guy will investigate.

A recent series on Radio 4 was mentioned, it was called "The Politics of Architecture". Unfortunately, it's not currently available on the iPlayer.

It was suggested the wording of the draft Plan was important - we will need help from a planning lawyer and/or Camden Council's legal officers.

The NDF could also work with other Camden NDFs - Highgate and Kentish Town are the other more advanced ones.

4. Timetable for 2014

James set out the proposed timetable for next year:

- January/February - consultation on proposed final draft
- March - NDF committee review comments and amend as necessary
- April - Plan submitted to Camden Council
- (May: local elections)
- June - Camden Council's 6 week consultation on the Plan
- Summer - Plan submitted to inspector
- Autumn - if the inspector approves the Plan, a referendum will take place of all local residents

5. Other issues

The NDF has to prepare a number of other documents alongside the Plan. These include:

- Statement of Basic Conditions
- Delivery Plan
- Consultation Statement
- Sustainability Appraisal
- Strategic Environmental Assessment (tbc)

The NDF will need help with this; some help will be coming from Locality/Planning Aid. Other help would be welcome.

The Evidence Base for the Plan will be posted on the NDF's website.

The online mapping project is now live and is being tested: www.westhampstead.commonlace.is

6. Discussion on aspects of design/architecture

Two local architects - Guy Shackle & Amos Silvan - had been invited to the meeting to discuss some of the issues arising from the previous NDF meeting, including how we can influence design and architecture. Points raised included:

- We need to learn from recent developments, such as Ballymore/West Hampstead Square.
- 'Design Panels' - Westminster have them; Camden don't.
- How can we influence the design process?
- Could we produce a design checklist?
- It can be a condition of the S106 agreement that a named architect stays on the development through to completion.
- Developments in the Growth Area are happening in isolation; we need a plan for the GA, including for the three stations.
- We could ask the GLA planning department to help with a plan for the GA.
- Our Community Infrastructure Levy wish list will be important.
- The Development Control Committee needs to focus on design, as well as issues such as affordable housing.
- The NPPF & London Plan have strong sections on design.
- We need developers and architects to take a wider perspective.
- Buildings need to be considered in their context, environment, space and community.

7. Date of next meeting

Monday 27th January - public meeting to discuss the final draft - 7.30pm West Hampstead Library