

NDF Committee Minutes, 12 September 2018

Present: Nick Jackson, Keith Moffitt, David Brescia, Linda Sluys, Guy Shackle, Juan José Jamarillo, Sue Measures

Apologies for absence: Ian Cohen

Minutes of previous meeting (4 June 2018)

- The previous minutes were approved.
- It was noted that the Committee still needed to approach the current West Hampstead and Fortune Green councillors about who might like to attend future meetings.

Preparation for public meeting on Monday 24 September 2018

- **Venue:** Nick confirmed West Hampstead Library had been booked.
- **Guest speaker:** Keith said Camden Council had approached the NDF asking if they could make a presentation about their air quality work. As air quality is one of the NDF's priorities, the NDF had agreed.
- **Agenda:** Nick and Keith would prepare the agenda for the public meeting.
 - **Planning applications:** They would summarise interesting applications and decisions, as they were doing at this Committee meeting.
 - **West Hampstead Overground Station:** The Committee agreed this was important and should be a specific item. Keith had met with James Earl, who felt strongly that the developers should not be allowed to 'back pedal' on their earlier promise to widen the pavement, which had been one of their major reasons for undertaking the project. This would be raised in the public meeting, and the NDF could then report back to Camden on the public view.
 - **West Hampstead Underground Station:** It would have to be reported that there was no news, apart from Juan José's figures on footfall. The NDF's position is that the Overground and Thameslink stations have lifts, so we just want a lift for the Underground Station too to complete the linked interchange. Kentish Town is competing with West Hampstead for funds, but our lift would not have to be as deep as theirs.
 - **Gondar Gardens:** Another application has come in (2018/3692/P), effectively to maintain the extant planning permission for the frontage development for 28 residential units (2013/7585/P granted at appeal) which would otherwise lapse in December. The NDF will object: given that this is a new application, there should be further consultation. The proposed external design, which the NDF disapproves of, has not changed. Since the original permission, Camden Council has passed new rules for developments, such as a 'car free' requirement (no parking permits or basement parking spaces allowed except for disabled residents). As has been seen on Maygrove Road, and as Camden Council officers have acknowledged in public meetings, 'car-free' developments still lead to an increased number of cars and pressure on parking spaces from new residents parking outside of restricted hours. Sarre Road Residents' Association will be objecting. Gondar and Agamemnon Residents' Association (GARA) don't like the design, but don't intend to object – they just want it confirmed that all land behind the development would still be given to

the London Wildlife Trust, as in the original proposal. Keith will sign the NDF objection letter.

- Keith acknowledged with regret that it had been discovered after setting this date that it would clash with the Labour Party conference.

Current/recent Planning Applications

- Linda and Sue described recent issues with receiving Camden email notifications.
- Nick reported the following planning updates:
 - **Telephone kiosks:** Nick will object on the NDF's behalf to the latest telephone kiosk appeals, including one on West End Lane and one at the top of Iverson Road (where the farmer's market is held). The NDF's Neighbourhood Plan specifically objects to items that would obstruct pedestrian circulation. Such kiosks are built purely for the purpose of generating advertising revenue – with the inclusion of a telephone being in order to exploit a legal loop-hole to qualify for 'deemed consent'. There are already telephones available in the Underground station. Guy is happy to draft an objection – Nick's original comments can be found on the Camden Planning Portal for applications 2017/5429-5432/P.
 - Redevelopment of 317 Finchley Road had started.
 - The NDF objected to an application for a 'double wrap-round' extension (widening a rear extension, and extending it further back) on 31 Sarre Road, for the potential precedent it could set.
- Sue and Keith spoke of an unprecedented 'stealth increase' in alterations to existing residential property, primarily turning large family homes into houses of multiple occupancy. 81 Fordwych Road was mentioned: a family house for 8 people, into eight units for around 2 people each. David asked what Camden Council data was available on the overall population of West Hampstead, and its change over the past 10 years. Linda referred to the houses on Mill Lane adding extra floors. Sue suggested the increased population density was a factor in the area's overflowing rubbish problems.
- Nick requested that if Committee members see a planning application they have concerns about, they should let the rest of the Committee know if they wanted the NDF to object to it. Keith suggested that potential loss of retail space was something the NDF should be particularly alert for – as they had objected to previously on Mill Lane. Linda mentioned a basement extension she was concerned about on Gondar Gardens: she said she would check to see if it had permission, and if it did not she would ask Camden to investigate.

Other issues and Initiatives - Overground - Underground Station campaign - Gondar Gardens Appeal and new application - Others

- The Underground Station and Gondar Gardens appeal had been covered in discussion of the agenda for the upcoming public meeting.
- **West Hampstead Overground Station:** Keith reported that with work on the overall site well advanced, the developers were now stating that removing the old colonnade at the front of the station would destabilise the bridge: if a heavy lorry were to veer off the road at that point, without the colonnade to impede it, the lorry could end up on a weak area of the bridge. Keith re-iterated that the whole scheme had been designed around the removal of this structure in order to widen the pavement. David questioned the likelihood of a vehicle veering off-road at that particular spot, and whether the Victorian facade would stop a heavy lorry or be knocked over by it. Keith said he was pressing for a 'trief containment kerb' to mitigate the risk of a heavy vehicle leaving the road. Guy noted inaccuracies in a recent Camden New Journal article on the subject. Guy suggested one option was to retain the historic brickwork as a 'folly' (standalone architecture for a primarily decorative purpose),

but allow people to walk through it – removing the roof so that it would not become a place for homeless people to congregate, and lighting the exterior so it looks attractive – and that if no attempts were made to integrate a retail unit inside it, only a little pavement space would be lost. Guy said Camden and TfL should be pressed to put design proposal options to public consultation. Keith said he would email West Hampstead Amenities and Transport to find out their position on the matter. Guy added that he understood the zebra crossing would be moved or removed – he said it would be sensible to have the crossing opposite the nearby M&S, as many people currently traversed the road here without a crossing.

Redesignation

Everything has been done, and just needs to be pulled together. Keith hopes to send in the redesignation application before the next public meeting. Sue was thanked for her work on the Engagement report with Juan José.

Jester Festival post mortem

- **Mailing list:** 51 new people joined the NDF mailing list. There were some bounce-backs (invalid email addresses). The Committee debated whether having an electronic sign-up form on a tablet computer would lead to fewer errors, but the majority opinion was that members of the public would be more willing to give their details on a piece of paper.
- **Gazebo:** Nick believes he has a gazebo that could be used next year.
- The Committee agreed it would be worth participating with a stall at the Jester Festival again in 2019.

Any Other Business

- **Transport for London:** Guy said he would follow up with Graham Craig, the commercial manager at TfL he'd met with previously, so that TfL doesn't forget about West Hampstead Underground Station's need for a lift.

Date of next Committee meeting

- Next public meeting will be on 24th September 2018 at 7.30pm.
- Subsequent public meeting will be in mid-November, provisionally 19th November 2018 – subject to checking with councillors it will not clash with a council meeting. The Committee meeting should be two weeks before that.