

Minutes of NDF Public Meeting 19 November 2018

Attendees: Nick Jackson, Keith Moffitt, David Brescia, Linda Sluys, Ian Cohen, Nicki Cohen, Joanne Scott, Cllr Flick Rea, Guy Shackles, Nancy Jirira, Margaret Murphy, Wayne Stalley, Reneé Banoun, Sue Measures, Stella Tysall, John Eastwood, Marcel Maag, Robert Lastman, Maria Elena Brady, Mark Hutton, Harry Stogent, John Malet-Bates, John Saynor, Eugene Regis

1. Welcome and apologies for absence

Apologies were received from Mary Murphy, Andrew Allaz, Helena Paul, Virginia Berridge, Karen Childs, Enyd Norman, and collectively from all the local Labour councillors.

Keith mentioned this date clashed with a meeting of the Labour Group, and that he had asked them to send the NDF a list of dates to avoid.

2. Minutes of last meeting (24 September 2018)

Keith apologised for having printed off minutes from the wrong meeting, but said the correct minutes would be on the NDF website.

Nick summarised that there were no matters arising from the previous meeting. He recalled it had been suggested in the last meeting that the NDF ought to continually publicise fact that residents can register with the Camden planning website to be updated about planning applications within a chosen radius of their address. He added that if residents are concerned about an application where the 'deadline' has already passed, they should write in anyway.

3. Contact with other Neighbourhood Development Forums

Keith said the West Hampstead & Fortune Green NDF had quite a lot of contact with other NDFs, including Hampstead. A request had been received for a meeting with the Sudbury NDF (the only NDF in Brent). Nick and Keith had a meeting with most of Sudbury's committee, which had requested to attend a West Hampstead & Fortune Green NDF meeting. Keith noted that Camden has more NDFs than any other borough in London, and that Sudbury NDF chose to have meetings monthly, while West Hampstead & Fortune Green tended to have them about quarterly.

Flick said it would be good to get in touch with the new NDF being formed for Kilburn.

Keith said the West Hampstead & Fortune Green NDF's relationship with Camden was fairly amicable – and that Sudbury's seemed to think they something to learn from this.

Nancy referred to the upcoming review of ward boundaries, and said the boundary commission should be asked to reflect on the boundaries of Neighbourhood Plan's. David said the new ward boundaries might not end up being coterminous with the NDF, but that might simply mean there would be more councillors who would have an interest in the views and issues of the NDF.

Linda mentioned the existence of a Greater London map which shows all of London's NDFs and the areas they cover.

Nick said he believed West Hampstead & Fortune Green NDF was an automatic consultee on any new NDF that applied to form nearby.

Keith said the West Hampstead & Fortune Green NDF had left off the shops on Kilburn High Road and Cricklewood Broadway when forming its boundary, because we had figured they would fit more naturally into an NDF that formed for Kilburn area.

Nick mentioned communication with RRATs (Ronda Residents and Tenants association).

4. Update on recent planning applications

Nick reported the occurrence of 80 applications and decisions, of which the most notable were:

- **2017/6926/P – Erection of mansard roof on 72 Cricklewood Broadway.** The NDF had objected; the application had been refused by Camden, and an appeal by the applicant had also been refused.
- **2018/2523/P – Lawful continuation of existing use of cottages behind West Hampstead Fire Station for residential occupation by firefighters and their families.** The NDF had endorsed the application as a good idea, and the application had now been approved.
- **Telephone kiosks** – the NDF continued to oppose applications to instal telephone kiosks, primarily as advertising stands, on pavements throughout our area, as described at previous meetings.
- **Gondar Gardens Reservoir** – attempts by LifeCare Residences (the landowner) to build a multi-storey retirement complex on this green open space; and in parallel (2018/3692/P) to effectively maintain (with modifications) the extant planning permission (2013/7585/P) for the frontage development of 28 residential units. Nick said there was nothing new to report on this front. Flick said 2018/3692/P would be heard at an upcoming planning committee meeting, in either December 2018 or January 2019, with the recommendation of the planning officer. She said GARA (Gondar & Agamemnon Residents' Association) would not be happy to support anything that does not have an undertaking that all land behind the development would to the London Wildlife Trust or someone similar – as 2013/7585/P had. Nick said he did not see why Camden would be prepared to allow the current application to go through if it offered less than the previous one granted on appeal. Ian spoke of a rumour that the reservoir site was up for sale again.
- **2018/4008/P – erection of a 3-bedroom house to the rear of 82 Fortune Green Road;** change of land use from A3 restaurants and cafes to C3 dwelling house. Nick said the design would lead to the loss of 2/3 of the kitchen space from the Green Room bar & eatery. The NDF was objecting, as this loss of retail space from the high street could be easily avoided.
- **2018/4870/P – construction of an extra storey on 41-47 Ingham Road and 108 Fortune Green Road, by putting a mansard roof at the top, and an extra storey on one side.** The NDF considered the mansard roof acceptable, but recommended that the extra side-storey should be added to the back instead.
- **2018/5006/P - erection of a single-storey rear extension 52 Burrard Road.** Nick showed a photo of the existing property, and the design proposal, which was described as 'ugly' and demonstrating a lack of architectural understanding – completely ruining the look of the building's previous attractive hexagonal extension. A resident agreed the proposal looked 'disgusting'. The NDF committee agreed that an objection should be made, referencing the policies in the Neighbourhood Plan including loss of green space.

Nick, David and Flick re-iterated the point that objections could still be usefully submitted to planning officers after the nominal official deadline.

Flick mentioned an application in Primrose Hill (far outside the NDF's zone) to demolish a modern terrace house to make it easier to put a basement in. She expressed concern for the inconvenience this could cause to neighbours, and asked the NDF to be watchful in case this sets a precedent for West Hampstead & Fortune Green.

5. Progress with redesignation of the Forum

Keith was pleased to report that the NDF Committee had submitted its application to renew its right to oversee the Neighbourhood Plan for another five years. The NDF had to put together list of named supporters: 21 had been needed, over 60 had been received. Camden Council had come back with a few minor points: the initial list had not included any businesses didn't have any businesses – Keith thanked Ian for finding six (owner-occupiers).

Keith added that the Camden consultation had been extended into January to cover Christmas period. Ian said the NDF's supporters and 600-strong mailing list would be informed when the consultation was launched.

Keith thanked Sue for writing the NDF's original Community Engagement Strategy, and for updating the current one submitted as part of the redesignation application.

Keith expressed hope that the NDF would receive its redesignation by January 2019.

Sue noted the NDF's impressive list of past achievements.

Nancy asked if it was possible to change the Neighbourhood Plan. Keith said it could be, but it would require a huge amount of work and he was not inclined to go down that route at present. Sue added that the current Plan lasts to 2031. Flick said she believed an addendum could be applied for if local circumstances changed; David asked if that would necessitate another referendum – Flick said she did not know.

6. Current issues and initiatives

a. West Hampstead Growth Area master planning

Guy recounted how when the NDF had met with Graham Craig, the commercial manager at Transport for London, about West Hampstead Underground Station's need for a lift, Graham had talked about making some resources available for an assessment in 2019. Guy said this would need to be chased up.

b. West Hampstead Underground station update

John Saynor as chair of WHAT (West Hampstead Amenities and Transport) confirmed they were doing another feasibility study, and had been pressing TfL for a meeting, to which the NDF was also invited. John said the program of feasibility had slipped slightly, as it was a very complex station.

c. West Hampstead Overground station update

Guy described how the previous consent for the Overground station on West End Lane had included planned demolition of the Edwardian entrance. He said the developers' stated intent not to demolish the historic building after all might save them £500,000 – but from a drawing he had seen

he believed the intention was that this structure would be rendered inaccessible at night by closing shutters. Guy questioned whether, from a planning point of view, it would be possible to take issue with a developer for not building out their whole scheme? The view of the NDF Committee was that this was a material amendment and there should be a new public consultation accordingly: the rather 'brutal' new station development had been accepted by residents on the basis that they would benefit from a wider pavement – but with the Edwardian façade maintained the pavement would not become wider (except as a walkthrough during the day).

A resident stated they preferred old buildings to brutalist modern buildings; David agreed. Guy said that if the Edwardian façade were maintained, with creative lighting and a glass roof, it could look attractive and he would be all for keeping it. The NDF Committee re-iterated that a consultation was necessary to obtain residents' views on the matter, and that the NDF could circulate sketches, via its mailing list, of station entrance step designs from the developer. Guy suggested publicising the issue in the Camden New Journal; Keith expressed favour for raising it with Camden Council.

Guy concluded that if the developers were genuinely going to implement the full planning consent, it would take until Autumn 2019. John said the developers had stated the demolition of the old station façade could be kept back until the very end of the project.

Guy stated that the repositioning of West End Lane's cross-walks, in view of the new Overground Station's position, ought to have been looked at by the end of 2018 but had not happened yet and seemed to be at least 9 months late.

John (WHAT) and Keith said they would attend the upcoming local residents' consultation group in case the developers had anything new to report.

Guy observed that the new development (including demolition of the Edwardian building) would have made the pavement even wider were it not for the developers' plans to create a new brick structure solely to fit a small retail unit. Sue objected that the creation of the new retail unit would cancel out the benefits of pavement widening by creating a pinch-point.

Guy predicted that in the next ten years, Overground trains might expand to 7 carriages, and HS2 would increase the number of passengers changing onto the Overground at various points. He said the new station building at West Hampstead should be future-proofed in consideration of this.

7. Report on Liveable Neighbourhoods programme

Guy reported that the Mayor of London had allocated £114 million across the city for 'Liveable Neighbourhoods' projects. The Brent side of Kilburn High Road had bid a couple of years and been turned down, so had now returned with a joint bid with Camden. This bid could be for £5-£10 million, going in 30th November 2018. Brent and Camden had appointed Sustrans (a UK sustainable transport charity) to put the bid together. Guy explained how historically Kilburn High Road had not been a great environment, so this bid was a chance to improve it: the proposal sought to reduce the number of car journeys on the side roads off Kilburn High Road and West End Lane, including Iverson Road and Netherwood Street. He added that if there was significant capital funding, there would be more consultation, including with the NDF, and they would share the details of the bid with their mailing list if available.

Sue said she believed Camden Cyclists (the Camden Branch of the London Cycling Campaign) were putting together a presentation of their own, for more cycle routes. Guy responded that there was

no room for a cycle lane on Kilburn High Road itself, but that Brent and Camden's bid proposed more creative solutions.

A resident complained about the amount of rubbish left on the local high streets.

Flick suggested the NDF consider putting in a response to at least part of Camden's draft transportation strategy.

8. Any Other Business

Ian said he would forward details, to the NDF Committee, of grant opportunities from the **London Friends of Green Spaces** network – up to £50k per site.

Nick reported that A2 Dominion was now the owner of **156 West End Lane**. Keith said Travis Perkins would have to move out in 2019.

Guy recalled how he had hoped that phase 2 of **Liddle Road's** commercial and housing development would have to be reconsidered following the expiration of planning permission in March 2018, but Camden had allowed its renewal. The developers would be obliged to build the commercial units before they could erect the residential portion – but he questioned whether developers in the current financial climate would be prepared to pay what Camden Council wants.

Flick said Camden needed sales of private housing, to fund affordable housing elsewhere, and that 156 West End Lane was likely to be complete before Liddell Road. Ian suggested there might be a rethink on both Liddell Road and 156 West End Lane, once they had remained empty for long enough.

Sue said she had heard from Camden that the office blocks of Liddell Road might be developed around 2020, with the residential units possibly in 2023.

Sue raised the point that the HS2 Camden Fund (by independent charity **Camden Giving**) was allocating grants to alleviate disruption in areas that would be affected by HS2; but she believed they had so far overlooked the disruption that would affect the area between West End Lane and Kilburn High Road, from dislocation of traffic. She said she would meet with Camden Giving and report back.

Ian expressed concern for the level of disruption that would likely be caused locally by so many developments – from 100 Avenue Road to potentially CS11 – being undertaken simultaneously.

Flick reported that the local councillors had been summoned for a meeting in a couple of weeks for a discussion on the proposed redevelopment of the **O2 Centre car park**. Keith requested that they give the NDF a presentation at the next public meeting.

Guy noted three serious **fires** in West Hampstead in the past six months, at the Ballymore Scheme, Wellbeck Mansions, and the Heritage Square balconies. He expressed gratitude for the nearby fire station on West End Lane.

Nancy called for free fire alarms for families with children under 5. Keith said this was outside the NDF's remit. Nancy pressed the subject. Flick said fire was a national issue, not a planning issue: building regulations were a matter of law, whereas the NDF was a planning service with no remit over fire risk. Nancy pressed the issue again. Flick emphasised that Camden Council had no control

over fire regulations and could not tell developers what to do on this matter: fire safety was the responsibility of building regulations, with sign-off required from a fire-safety officer, over whom the fire brigade had powers of enforcement but Camden Council as a local authority did not.

9. Date of next meeting

It was noted that the next three full Camden Council meeting dates were 21 January 2019, 25 Feb 2019, and 8 April 2019. The NDF would try to avoid a clash.