



WEST HAMPSTEAD NDF

Neighbourhood Development Forum

Minutes of meeting held on Monday 30th November 2015 at West Hampstead Library

Present: James Earl (Chair), Carlton Johnson, Will Philps, Helena Paul, Barbara Anning, Iris Reece, Bradley Brown, Maria Brady, Charles Marks, Harry Stobart, Bridget Dunne, Ian Ferrie, Bob Akhurst, Cllr Lorna Russell, Mark Stonebanks, Joe Black, Cllr Phil Rosenberg, Diana Robin, Ian Cotler, Guy Shackle, Nancy Mayo, Renee Banoun, Stella Tysall, Nick Jackson & Juliet Simmons.

1. Welcome & apologies for absence

Apologies for absence were received from: Keith Moffitt, Linda Sluys, Stephen Nathan, Sue Measures, Cllr Angela Pober & Stewart Drummond.

2. Minutes of the last meeting: Monday 2nd November

It was confirmed that the NDF would object to the planning application for 156 West End Lane. The rest of the items will be referred back to during this meeting.

3. 156 West End Lane

At our Workshop on 7th November, Create Streets had presented their assessment of the developer's proposals and outlined an alternative scheme. There were useful discussions about the site the matters to be considered in response to the planning applications. The slides and notes from the Workshop had been circulated. The planning application has now been submitted to Camden Council by A2Dominion and the consultation started on Friday. The reference number for the application is: 2015/6455/P. The original closing date for responses was Friday 18th December; the NDF has now been able to clarify that responses will be received up to and including Friday 8th January; this allows for a 6 week consultation period. Paper copies of the various documents submitted as part of the application can be viewed in the Library.

There followed a discussion about the planning application, during which the following points were made:

- Comments can be submitted via Camden's planning website, but have a word restriction. If you want to submit longer comments (and include attachments, such as photographs) you should email: planning@camden.gov.uk
- The NDF will aim to submit its objection by Friday 18th December; this will then be posted on the front page of the NDF website for people to look at and quote in their comments/objections.
- Stop The Blocks (STB) will be holding a workshop on how to object to the planning application; date/details, tbc.
- The Conservation Area Advisory Committee (CAAC) will be meeting shortly to discuss its response.
- There were complaints about the number and length of the documents submitted with the planning application; it was an overwhelming prospect to go through them all.
- Sunlight/daylight considerations will be very important for Lymington Road residents; there is a separate document covering this with the application.

- For height, the developers are referencing Ballymore, Liddell Road and the student block on Blackburn Road.
- Some present felt the planning application was based on “deceit”.
- It will be important to share information and documents between groups.
- The deeds of properties on Lymington Road may say something about daylight; property owners need to check these documents.
- When the site was sold to Camden Council in the early 1970s there was a covenant relating to Lymington Road properties and Crown Close. This needs to be examined; such documents can be obtained from the Land Registry.
- Covenants affected the site of the JW3 building and its planning application.
- The CIL from the development will be in the region of £2-3 million.
- Objectors only get 5 minutes to speak at the DC meeting (no matter how many people want to speak).
- Can we get the Secretary of State to call in the application? This is unlikely as it’s thought he would only get involved if the application went to an appeal.
- What is the involvement of the Mayor of London in the process? (*see below*)
- Cllr Phil Jones (who’s responsible for planning) will be speaking at a meeting in Hampstead tomorrow evening; residents there have concerns about over-development, basements etc.
- How do we make sure people know about the planning application? Suggestions included a stall on West End Lane and/or at the Christmas market.
- How can we pay for leaflets? Local residents should be asked to donate to the cost (the Council won’t pay).

Following the meeting, STB sent the response they’ve had from the Camden planning officer about the involvement of the Mayor of London in the process:

When in the planning stage is this development sent to the Mayor?

The Mayor is consulted on applications that are of potential strategic importance to London. This would include the proposals at 156 West End Lane if the total number of residential units proposed exceeds 150. It is a 2 stage consultation with stage 1 commencing at the same time as the public consultation with local residents/ when the application is registered. The Mayor is required to provide a statement, with reasons, setting out whether he considers that the referred application complies with the London Plan. The Mayor provides this statement within 6 weeks of receiving the stage 1 consultation. The application is then referred back to the Mayor following the Council’s resolution (to grant or refuse permission) at stage 2 with a copy of the Council’s draft decision, any draft s106 agreement and all representations that have been received. Following receipt of the stage 2 referral the Mayor has 14 days to decide to either, direct the Local Planning Authority to refuse the application; direct that he is to act as the Local Planning Authority or take no further action (i.e. Let the LPA’s decision stand).

4. Future role of the NDF & survey results

Paper copies of the **survey responses** were distributed; in all there were 72 responses.

James went through the answers to the 11 questions. Overall, it’s clear that most respondents want the NDF to continue its work and to monitor the N-Plan & campaign on issues in it.

- There is an issue about how the NDF responds to planning applications in future and whether we should examine all applications in the NDF area. This would be a large amount of work. The NDF is also about to be made a statutory consultee for all planning applications in the area. The NDF committee are currently considering options on this issue; there will be further discussion about this issue at the Workshop on the Future of the NDF (see below).
- The majority of respondents don’t want the NDF to charge for membership, so we won’t. We will continue to run the group on the basis of donations and grant payments.
- The current wording of the constitution only allows for individual membership. The results of the survey indicate that people would like there to be group and business membership too. The committee will bring

forward a constitutional change, which will be decided on at the AGM in January.

- The issue of applying to become a Parish Council drew a divided response. This is not a simple question. We will discuss this further at the Workshop.

The NDF committee is currently reviewing the **NDF constitution** and will bring forward a number of proposed changes, to be decided on at the AGM (which will also be a Special General Meeting). A copy of the constitution will be circulated with the minutes. If anyone else would like to submit proposals to change the constitution, these need to be received no later than 21 days before the AGM – making the deadline Monday 21st December.

The **Workshop on the Future of the NDF** will be held on Monday 7th December, 6.30-8.30pm at the Synagogue Hall. Angela Koch, who's worked with the NDF before including at the May workshop, will be facilitating the event. There will be free food and wine; all local residents are welcome to attend. Posters/invitations were circulated and will be emailed with the minutes.

The NDF has a **December Newsletter**. Paper copies were given out and it will be emailed to all on our mailing list too. We'll be giving out copies at a stall next to the Christmas Market on West End Green, on Saturday from 10am.

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 Neighbourhood Plan will be included in the ward spending lists.

The NDF had submitted comments to the **Fortune Green** councillors, which were in the minutes of the last meeting. Other suggestions for FG included: a toilet at the cemetery; improvement works to West End Green; and a redevelopment of Fortune Green play-centre (plans for this were dropped a number of years ago).

For **West Hampstead**, Cllr Phil Rosenberg is asking for West Hampstead comments to be sent to him by Friday 18th December – he has emailed RAs & local groups; the NDF will submit its comments shortly.

Issues/suggestions raised were:

- West Hampstead Library, to ensure it's kept open. Camden's cabinet is due to consider the results of the recent consultation at a meeting on 16th December; the papers will be published shortly.
- The Council is selling off the garages behind the Library; can we consider some temporary use?
- CIL money could be used to keep open the public toilets on West End Green.
- Works to improve the entrance to Billy Fury Way from West End Lane are still awaited. This was meant to be paid for from S106 money from the student development. However, Network Rail has reneged on a deal and has asked the Council to pay them £30,000 for the loss of the advertising hoarding. Tulip Siddiq has intervened in this issue and Cllr Phil Jones is still working on this. CIL money could help pay for any shortfall in funding for this work.
- Black Path: there were calls for better lighting to make it safer.

6. Consultation about planning notifications

Details had been circulated about the Council's proposals to change the way it notifies residents about planning applications, including ending paper notifications. For details see www.camden.gov.uk/SCI and complete the online survey by 20th January.

James had a meeting with Council officers about this last week and reported as follows:

- [The proposal is to do away with all paper notifications by April 2016. I stressed the importance of paper notifications - especially for issues such as extensions/basements - for neighbouring properties. In particular for our area, where there is much semi-detached & terraced housing, where such work has a direct impact on neighbouring residents.](#)

- The Council can't increase the charges for planning applications to pay for letters, as (somewhat bizarrely) the cost of applying for planning permission is controlled by central government.
- The new email planning alert system is now online - you can select information by council ward (as well as distance). Apparently you get daily emails if you sign up. I suggested this might be excessive for some people - and asked them to consider having an option for weekly updates. You also get notifications about decisions and appeals; plus applications about trees with TPOs.
<http://camden.gov.uk/ccm/content/environment/planning-and-built-environment/planning---email-alerts/>
- I stressed the need to consider those who do not have internet access (who seem to be pretty much excluded from the notification system, come April).
- The new street notices they're proposing are better, clearer - and bright yellow. I also asked them to consider putting up more of them (eg at both ends of a street) and to think about people's walking routes (eg to a tube station or bus stop).

In discussion, it was felt that the previous online notification system was very poor – and the new system isn't much better. Some people didn't get an alert about the 156 WEL planning application. It was suggested the council should trial ending paper notifications in one area first, and see how it goes, before rolling it out borough-wide.

7. Local issues

WH Underground station: WHAT is due to present a petition at City Hall calling for lifts to be installed. There is an urgent need to complete the interchange and make it all fully accessible.

West End Lane/traffic/pedestrian problems around the station: no further update at the moment; the problems/complaints continue. The planning application for 156 WEL claims there is no problem with pedestrian movement in the area!

Ballymore Working Group: the next meeting is on Thursday 10th December.

Liddell Road Contractor Community Liaison Group: initial work on the site has run into problems, due to the discovery of electrical cables along the railway side of the site. There is a need to move the building by a foot (which is more complicated than it sounds). The school will not now open in September 2016, as previously promised by the Council. Instead, there will be bulge classes at the existing school building. It's hoped work will start on the site in January. The next meeting of the Group will be in January.

Finchley Road Campaign Group: the meeting planned for December has been postponed; a new date will be arranged in the New Year. It's thought TfL is due to consult on plans for the Cycle Superhighway in the summer.

8. Other planning issues

There was a question about development at 10 Lymington Road. Developers had built a large basement and had planning permission for three flats. It now seems there are 19 one-bed flats. It was suggested this should be reported to the enforcement team for investigation.

There was a question about the loss of a curved glass shop front on West End Lane (Holistic hair & beauty).

Neither the NDF nor the CAAC were aware of a planning application. Again, it was suggested that this should be reported to the planning enforcement team – email: planning@camden.gov.uk with the details.

9. AOB

None

10. Date of the next meetings/workshops:

- Monday 7th December – Workshop on future of NDF, 6.30-8.30pm, Synagogue Hall
- Monday 11th January – NDF meeting (including AGM), 7.30pm WH Library
- Monday 22nd February – NDF meeting, tbc