



# WEST HAMPSTEAD NDF

## Neighbourhood Development Forum

### *Minutes of NDF Meeting held on Tuesday 10<sup>th</sup> May 2016 at WH Library*

**Present:** James Earl (Chair), Nick Jackson, Keith Moffitt, Ian Cohen, Mila Tanya Griebel, Linda Sluys, Cllr Phil Rosenberg, Guy Shackle, Michael Poulard, Dee Searle, Mike Searle, Helena Paul, Marcel Maag, Mark Hutton, Virginia Berridge, Cllr Flick Rea, Angela Ellison, Sue Spreckley, Christine De Poortere, Nancy Jirira, Charles Marks, Carlton Johnson, Harry Stobart, Ian Ferrie, Bridget Dunne, Joseph Black, John Angel, Tibor Gold, Sue Measures, Mike Jackson, Stella Tysall, R Benaen & Marcel Maag.

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

Apologies for absence were received from: John Eastwood, Richard Loftus, Cllr Angela Pober, Stewart Drummond, Brigid Shaughnessy, Alan Watson, Stephen Nathan & Nick Grierson.

#### **2. Minutes of the last meeting: Tuesday 1<sup>st</sup> March**

**AGM:** the three co-ordinators of the Stop the Blocks group (Joseph, Bridget & Ian) had requested that the minutes record that they did not disrupt the AGM. James said the NDF minutes had never recorded such a claim; other NDF members were entitled to have their own view of the meeting. Joseph asked what further action would be taken; as the dispute appeared to centre on remarks made by the chair of WHAT, it was suggested he take the issue to a WHAT meeting.

**Billy Fury Way:** initial work was due to take place; still awaiting funding/sign off (also see under 317 Finchley Road).

**NDF Accounts:** the Treasurer had answered questions put to him since the last meeting.

**NDF priorities for 2016:** the three main priorities for the NDF for the year are:

- Pre-application engagement & Growth Area planning
- Trust building with Camden Council
- Neighbourhood Plan monitoring

**CIL:** the Council is due to start spending the sums raised from July; further information is awaited. James had asked for the figures for the Camden CIL raised during its first year of operation (April 2015 to March 2016) for both FG & WH wards; a reply is awaited.

**CS11 consultation:** following the London elections, the report on the consultation is due to be published; it will be up to the new Mayor of London to decide what happens next. Flick said the next stage of the scheme (from Swiss Cottage to Brent Cross) had been put on the back burner by TfL following the heated debate about the plans.

**11 Blackburn Road:** there had been no news since the re-consultation in February. James had emailed the planning officer yesterday and been told: "the next possible planning committee would be 21<sup>st</sup> June. The application may be reported to this committee – though not definitely".

The STB3 had asked for the minutes to record that the NDF had asked for the building height to be reduced from 4 to 3 storeys. James said the NDF objection was a matter of public record and the details had been circulated to NDF members. However, he rejected the comparison made by the STB3 between this development and 156 WEL; he said the two developments/sites were completely different in scale and context. Joseph said the NDF should have called for the 156 WEL development to be reduced to 3 storeys; James said the NDF's position on

height & 156 WEL was discussed at the last meeting and the NDF's position was clearly set out in the minutes. Given the NDF objection to 156 WEL had been submitted and could not be altered, Joseph was asked to set out what he would like the NDF to do on this issue; no clear answer was given.

**Gondar Gardens:** Sarre Road residents had been in touch with the planning department to see if there's any news about the new owner and any new plans for the site; there's nothing to report at the moment. GARA also said that they hadn't heard anything.

**Local Plan:** the NDF had submitted comments during the second consultation; these had been circulated.

### **3. 156 West End Lane**

The new planning officer for the application has told us that discussions are still taking place between planning officers and A2Dominion about revisions to the scheme. There had been a meeting between officers & ASD on 12<sup>th</sup> April; the NDF had asked for community representatives to be invited, but was told this was not appropriate. Travis Perkins is still working with Create Streets on an alternative scheme; it's hoped we will be able to see and pass on these plans soon. Once the amended A2D plans are published there will be a further period of consultation; existing comments/objections will continue to be taken into account and won't need to be resubmitted. Phil said he'd heard that the re-consultation was "imminent". The NDF will pass on any information about this when we receive it.

### **4. West Hampstead Growth Area planning**

**S106 funding:** following the vote at the last meeting the NDF had submitted an application for S106 funds to take this work forward. We received an ambiguous reply. James had a subsequent meeting with the Council officer, Richard Wilson, on 19<sup>th</sup> April (joined by Flick & Nick). The Council say they want to lead on this work and on dealings with landowners (in particular Land Securities, who own the O2 car park site). James said it was important that other sites, including Blackburn Road, were considered. The work will go ahead, with the Council providing officer time, and will involve the NDF/local community and landowners. Richard is drawing up a 'project brief' for the work, which the NDF will be consulted on. James said he had hoped this work would take place by the end of the year, but it will now take place during this financial year (ie until March 2017). We had planned for an initial workshop in June, but this has now been postponed until the autumn. However, we will start the process at our Jester Festival stall in July with an initial consultation to gather views about the future development of the Growth Area. In discussion, it was suggested that the NDF should ask to be involved in all discussions about this work, including with landowners. It's likely other groups will want to be involved in this work too. Phil said it was proof that the N-Plan was working and making a difference in this area, as the Council was now committed to taking this work forward.

**Underground Station proposals:** these had been published in April and had been widely published and shared. They have featured in the Camden New Journal, Ham & High and Evening Standard. They were also used to lobby candidates during the London elections.

Guy gave an updated presentation, which will be circulated with the minutes, and made these points:

- Now the proposals had been published, it's important we keep up the pressure.
- The imagery is now in the public domain and needs to be used and shared.
- We now plan to arrange meetings with TfL & the GLA to carry on lobbying on this issue.
- A meeting with Tulip Siddiq is also due to take place.
- In the late 1990s there were plans for a large interchange development but nothing happened.
- The aim of these plans is to have all 3 stations on the same side of the road.
- The Overground now has 5 carriage trains and may increase to 6 in the near future.
- Thameslink trains will have 12 carriages by 2018.
- The numbers using WH to interchange continues to rise.
- This is not just a local issue – but also a London-wide issue.

- Thameslink (Govia) may be taken over by TfL in the future – which could further increase passenger and interchange numbers.
- The ‘night-tube’ is due to start soon on the Jubilee Line and will further increase passenger numbers and demand.
- The NDF has been working on this scheme since 2014; it hasn’t just emerged out of nowhere.
- It’s not a fixed design – the aim is to spark a debate and put the issue on the agenda.
- The proposal takes advantage of ‘air rights’ – it doesn’t need TfL to purchase land.
- The scheme connects to the new West Hampstead Square.
- More detailed surveys are needed to look at the technical aspects of the proposal.
- There is need for both step-free access and an increase in capacity at the station – there are regularly queues to get into the station around 0800-0830.
- We’ve now made a start on this work – we now need to take it forward.
- Other ideas are welcome.
- There’s still the possibility of a station on the Chiltern Line.
- Richard Loftus should be thanked for his support for this work.

There followed a Q&A session and discussion during which the following points were raised:

- The O2 development and other developments should contribute to an upgrade of the tube station.
- The estimated cost of these plans is probably in excess of £10 million.
- Funding will come from various sources (as with the Overground station).
- A second entrance from Granny Drippen’s bridge should be considered.
- These designs should link into the WHGA master-planning work.
- Bridget felt it was wrong for the NDF to campaign for one design.
- Joseph said the proposals were not in the N-Plan; James pointed out that the upgrade of the tube station was an important part of the N-Plan and was clearly set out in Policy 6 and paragraph D4.
- Joseph also said the NDF was wrong to work with the developer of the student block, which was rejected by the Camden planning committee (although granted on appeal). He asked why the NDF was working with Richard Loftus and what his interest was in the scheme. James explained that the NDF had a legal duty to work with landowners in the area in its work drawing up the N-Plan; we would have to work with landowners in the WHGA work; this doesn’t mean we agree with developers and what they propose/build, but we do, and will continue to, speak to those who have plans for the future development of the area. Richard Loftus was at the last NDF meeting and set out his position – he owns property on Blackburn Road which he plans to develop in the coming years, is interested in the future development of the area, and feels strongly that the tube station needs to be upgraded. The NDF has not given any undertakings to him regarding support for his future developments.
- Step-free access is really important.
- The plans are aimed at making a positive difference to the future of the area.
- It seems sensible to get all the stations on one side of the road.
- A second entrance should be considered.
- An entrance on Blackburn Road should be considered.
- It is not a fixed scheme or a formal proposal – the aim is to for it to get people’s attention and inspire debate.
- The cost of producing the images is around £4,000 (including VAT). Richard Loftus has offered to pay half; we are asking Camden Council to contribute the other half from unspent S106 funds from the Ballymore development. Currently Guy has paid for this work himself and is out of pocket.
- Not everyone will like these proposals – they are aspirational, but not prescriptive.
- We need to find out if this is a feasible option.
- There is a real danger of people crossing the road in many places and potential for a serious accident.
- Widening the pavement and pedestrian access is an important part of these plans.

- The new Liddell Road school site will increase the number of people using the pavement, including a big rise in the number of buggies and children.
- Flick said there was a video on YouTube of her being interviewed about the interchange by Thames TV in 1982; discussions about the interchange are not new; WHAT and other groups have been campaigning on this issue for a long time; these proposals really help in getting people's attention.
- If TfL do agree to an upgrade, they will bring forward their own plans.
- The current station building is in a Conservation Area, so would be hard to alter.
- If people come to the proposed station from any new O2 development, they will need to cross the road.
- Other proposals are welcome; other architects could be commissioned by other groups to draw up alternative plans.

The meeting thanked Guy for all his work on these proposals.

**Air pollution monitoring:** Helena had asked that this issue be placed on the agenda. She introduced the discussion by saying there was serious air pollution in our area; this could be an important part of the NDF's future work; volunteers are needed to get involved; and we need to be ambitious in tackling this issue.

She introduced Dee Searle, Co-Chair of Camden Green Party, who gave a presentation that will be circulated with the minutes. During her presentation, Dee made the following points:

- The monitoring work has been co-ordinated by the Green Party, but has involved working with other groups, such as NDFs.
- Air pollution in London comes from two main sources: nitrogen dioxide and tiny particles.
- Vehicle pollution is the main problem – including people driving children to school and people driving through the borough.
- The monitoring took place from mid-November to mid-December last year at 75 sites in Camden.
- Nitrogen Dioxide is particularly bad for children, the elderly and those with breathing problems.
- Air pollution is becoming a London-wide issue and campaign.

The following issues were raised in the subsequent discussion:

- Taxis and buses with engines idling is a big problem.
- Can we ban parents from driving to school? At the moment this is done on a voluntary basis and is up to schools; schools are taking more interest in this issue; the Council could take a more pro-active stance.
- Sitting inside vehicles is just as bad for breathing in air pollution.
- Most of the testing done so far has been in other parts of the borough – can we do some here?
- RedFrog have done on some of their residential streets.
- Finchley Road is reported to be 'the busiest non-motorway road in Europe' – can we do some monitoring there?
- The new Mayor of London suffers from asthma and has promised to tackle this issue.
- There is a growing and broad consensus for action to be taken on this issue.
- Volunteers are requested to take samples in the NDF area – *please get in touch if you want to be involved.*
- An organisation called Network for Clean Air provides free testing equipment and advice:  
<http://www.cleanairuk.org/>
- Once gathered, samples are sent to a laboratory to be analysed.
- We can then publish the results.

Dee was thanked for coming to the meeting and giving the presentation; Helena was thanked for bringing this issue to the NDF for a wider discussion.

## **5. NDF Constitution & WHGARA briefing paper**

Following the discussions at the last meeting, WHGARA had submitted an updated briefing paper which had been

circulated in the last two NDF emails. The NDF committee had considered this paper at a meeting in April. Paper copies were given out with the minutes at this meeting. James introduced the seven headings, outlined the committee's view, and invited further comments:

**Master-planning:** this is accepted, although will depend on Camden Council who will be leading this work. The point about viability was raised in the NDF's comments on the draft Local Plan.

**Communication/Consultation:** the NDF has now set up a Facebook page. The website is under review, but we'll wait to see how the Facebook page develops. James said he'd heard that the West Hampstead Life website and weekly email is likely to return soon – so this may help in this area too. It's also important to highlight the NDF's Twitter account, which has nearly 2,000 followers, and is an important part of our communication strategy, particularly for younger people. The suggestion for individual committee members to take up specific responsibilities was not agreed by the committee, who felt they didn't want to be pigeon-holed.

**Membership:** the committee didn't feel that this was an urgent priority, particularly in the absence of a secretary. We could consider a new officer post of Membership Secretary to take this work forward. Group membership has only recently been introduced, so it's possibly too early to review this.

**Representation and reporting back:** the later point is accepted and is happening. The 'procedures for community objections' didn't attract the support of most committee members; it was strongly felt that the NDF was not and should not become a 'super residents association'. There was a discussion about how the NDF works with other local groups and how this should happen in future; the NDF needed to be pro-active in telling people about developments; the Ballymore development has sparked increasing interest in these issues. However, it can be hard to maintain interest in groups/campaigns; keeping people interested is hard work; the local population is increasingly transient. The NDF would always consider the views of other groups in assessing particular issues, but the main factor in any NDF response would be the N-Plan and its policies. It was also pointed out that the NDF was set up on the basis of individual membership; people wanted an open forum and not a grouping of RAs; most residents aren't members of RAs and new residents may not join RAs. It was agreed that this wasn't a simple issue and there would be further discussions.

**Involving community:** the aims of the NDF are set out in the constitution; in addition we have set out 3 priorities for our work in 2016. There is some support for the idea of working groups – we will examine this further; air pollution is one issue where this could work. As above, we agree to circulate background information and reports before meetings.

**General meetings:** the committee felt that having formal requests, points of order and motions would make meetings much longer and would be unnecessarily divisive. Concerns about the minutes would be largely resolved by the NDF electing a Secretary.

**Finance:** the committee agrees that future accounts will be clearer and more detailed, starting with the accounts for 2016, which will be presented at the AGM in January.

## 6. Current issues

**Future of West Hampstead Library:** various bids have been submitted to the Council, which are now being considered. Phil said a GP surgery (in the basement, with a rear extension) was being considered. This would be an expansion of the Brondesbury Clinic. A bid has been made to NHS England to fund this. Camden would receive rent for this use. It's likely the scheme will be part of a wider project to redevelop the area behind the Library and onto Inglewood Road; it's expected that the Council will want to sell off most of this land for a residential development.

**Future of West End Green public toilets:** details of the report following the consultation had been circulated. It seems there will be further discussion over the next six months (until October) to find ways to keep the toilets open.

**The Alliance pub – Asset of Community Value application:** the NDF's ACV application was approved by the Council on 10<sup>th</sup> March. The pub/building now has a new owner who is working with the landlord. He seems committed to

keeping the pub open, but will redevelop the upper floors into flats. Flick has asked Camden Council to put the pub on the 'Local List'.

**317 Finchley Road:** a Development Management Forum took place on 16<sup>th</sup> March. The proposal is for a large development of 7-10 storeys; the developer was vague about affordable housing (the Council officer said they wanted on-site provision); they plan to move Billy Fury Way next to the railway line at the Finchley Road end, although this would involve steps, which provoked opposition at the meeting. We've also asked the developers/Camden Council to work with TfL to see how any scheme could contribute towards improvements to Finchley Road & Frognal Overground Station. It's expected a planning application will be submitted soon; details will be passed on when we have them.

**Finchley Road – meeting with TfL:** Keith had attended this on behalf of the NDF & a report had been circulated. The meeting discussed the CS11 proposals (see above); there were calls for more consultation and more information. Keith pointed out that any changes to Finchley Road could have a knock-on effect on West End Lane and Kilburn High Road.

**People's Centre for Change, Shoot-Up Hill:** the planning application was discussed by the planning committee on 12<sup>th</sup> April and it was decided to defer the application. Keith spoke on behalf of the NDF – he said it was good that the committee listened to the People's Centre and our views, but it was worrying that we keep having to remind the Council about the existence of the N-Plan and its policies. The NDF will continue to support the People's Centre in their wish to be given time to raise money to buy the site.

**Gondar Gardens Reservoir Site:** see above under item 2.

**Ballymore Working Group:** notes of the meeting on 2<sup>nd</sup> March were circulated in the last minutes. A2Dominion had been asked to send a representative to the next meeting, but had declined. The numbers for the social housing are 33 rented & 20 shared ownership. A2D had issued a press release stating that rents would be 30% of market value – for a 1 bed flat this would be around £126/week; 2 bed £166/week; 3bed £235/week. The next meeting takes place tomorrow (11th May).

*Following this meeting – James submitted these notes:*

- *Representatives of TfL attended the meeting to give an update on their plans for the **redevelopment of the Overground station**.*
- *It's a very constrained site; work will need to take place around the trains; the station will remain open throughout the work; they will need to take into account the views of local residents living near the site (particularly regarding issues such as night and weekend working).*
- *A draft construction plan is being drawn up; the Ballymore Working Group will be taken over by TfL.*
- *There will be a site compound for offices and equipment at the bottom of Blackburn Road (next to the pedestrian bridge); this will be set up in late May.*
- *Enabling works will start in August; the main work will start in September.*
- *The work will take place in 6 phases and is due to be completed by Summer 2018.*
- *A presentation with details of the phases was presented; an electronic version was requested, so it could be circulated to local residents.*
- *In terms of **West Hampstead Square** – the following updates were given:*
- *Of the 7 blocks, 2 are now finished and 1 is nearing completion.*
- *The scaffolding will come down over the next 4/5 weeks.*
- *The first crane to go will be taken down at the end of May (probably over the bank holiday weekend).*
- *Landscaping will start soon from the rear of the site.*
- *The social housing units will be marketed shortly.*
- *The building works are due to finish in mid-late September.*
- *Next meeting: Wednesday 6<sup>th</sup> July.*

**Liddell Road – Contractor Community Liaison Group:** a meeting took place on 9<sup>th</sup> March. The Council has now confirmed that the school will not open as originally planned in September 2016 and it will open a year late in

September 2017. This is due to delays on site and problems between the Council and Network Rail. The delay in building the school will mean further delays for the rest of the scheme, so it may not be until the early 2020s that work is completed. Local residents are keen to see the return of Maygrove Walk (which is currently fenced off). The next meeting is on Wednesday 18<sup>th</sup> May.

## 7. Other planning issues

**Kilburn Neighbourhood Forum:** the NDF had written to support the designation of the Forum and its Area.

**Cricklewood:** James had attended a meeting on 24<sup>th</sup> March with a group interested in setting up a NDF around the new Brent Cross development.

**Kentish Town Neighbourhood Forum:** the referendum on their N-Plan is on Thursday 9<sup>th</sup> June; this will be the second referendum in Camden after ours; we wish them good luck!

**Upward extensions:** details had been circulated; the NDF had submitted comments.

**Canterbury Mansions:** a planning application has been submitted for a set of large mobile phone masts and equipment on the roof of this building; the details had been circulated, as had the NDF's objection.

**617 Finchley Road:** a developer is bringing forward plans for a residential development (24 units) on the site of the former Esso garage on Finchley Road/Hendon Way. A consultation event happened in April; the slides would be circulated with the minutes.

## 8. AOB

The annual Camden **Transport Liaison meeting** will be on Thursday 30<sup>th</sup> June at 7pm at the Town Hall.

Phil said the new **West Hampstead Football Club** is having it's first event on Sunday, 5-7pm at Fortune Green play centre. All ages and abilities are welcome. For more information, see their Twitter account: [@WHampsteadFC](https://twitter.com/WHampsteadFC)

## 9. Date of the next meeting

The next meeting will be on **Wednesday 13<sup>th</sup> July** at 7.30pm at West Hampstead Library.