

HAMPSTEAD NEIGHBOURHOOD FORUM COMMITTEE
Minutes of Meeting
Tuesday 7 May 2019

Attending: Janine Griffis (JG), chair
Linda Chung (LC)
Oliver Froment (OF)
Marcos Gold (MG)
Vicki Harding (VH)
Andrew Haslam-Jones (AHJ)
Councillor Maria Higson (MH)
Alex Nicoll (AN)
Clyde Whittaker (CW)

Apologies: Councillor Marcus Boyland
David Castle (DC)
Councillor Oliver Cooper
Councillor Jenny Mulholland
Councillor Henry Newman
Councillor Andrew Parkinson
Councillor Lorraine Revah
Councillor Gio Spinella
Nicola Sinclair (NS)
Councillor Stephen Stark
Stephen Taylor (ST)

Location: 14 Denning Road

1. Minutes of previous meeting (8 January 2019)

The minutes of the previous meeting were approved.

2. Committee elections

The committee re-elected JG, DC, ST, CW and AN to the same offices that they previously held. JG indicated that this would be her last year as chair and undertook to commence a succession process during the year.

3. AGM follow-up: diversity of committee

Following discussion at the AGM about nominations to the committee, JG noted that the Forum's constitution stipulated that the committee should be diverse, including representatives of a range of local community bodies such as schools, residents associations etc. In forming the original committee in 2014, a conscious effort had been made to do this. But this aim had been lost somewhat in subsequent years, even though current members did still have affiliations with a wide range of community entities. There was discussion of bringing in associate members and of building links with affiliate bodies. AHM undertook to consider the issue, and

committee members would send details of their existing associations with other local bodies to him. AN noted that new members could be co-opted during the year. MH said the underlying issue was how to energise people in the community: while the Forum had a strong membership and had obtained a record turnout (within Camden) in the referendum, this still left plenty of room for greater involvement of local residents.

4. Planning and conservation

a) **Tour with Camden planners.** JG reported on a walkaround with Camden planners Richard Limbrick and Alan Wito. A particular area of interest for them was prevention of paving over front gardens for parking. Permitted development rights for changes to boundary walls were removed by an Article 4 direction in the Hampstead Conservation Area. However, the planners were considering an Article 4 direction that would cover the whole borough.

b) **Queen Mary's House.** MH reported on a meeting, also attended by other committee members, with Camden planners Alex Bushell, David Fowler and Bethany Cullen. The Royal Free has sought certification of lawful use as Class C2 (residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres). The concern is that if confirmed, Class C2 would permit a potential buyer of the site to stay within the class use (a residential retirement home, for example) without the need for planning permission for change of use (there may be implications for affordable housing contributions as well). While this purchase may or may not proceed, MH reported encouraging signs regarding Camden planners' approach to QMH.

c) **Abacus/police station.** OF reported on a series of meetings concerning the Abacus school plan. In his opinion, residents opposing the plan, though they are doing everything possible, face a tough fight. LC pointed out the oversupply of school places in the area. CW suggested contact with the NW3 green school run group.

d) **Tree survey.** VH noted that she had built a list of important trees that was included in the appendices of the Neighbourhood Plan. She suggested that it could be updated and that members could be asked by email to suggest trees for the list. Camden planning officers have told her that they refer to the list. VH will draft an email for AN to send out.

e) **HCAAMS.** The Hampstead Conservation Area Appraisal and Management Strategy (previously the Conservation Area Statement) was revised by the Forum for Camden in 2017, but Camden has not so far proceeded to publish it. JG reported that Camden plans to issue the revised document this summer for consultation. However, she noted that the document would again need to be revised as two years have passed since the revised document was sent to Camden.

f) **Enforcement.** JG reported that there would soon be a further meeting with Elizabeth Beaumont regarding enforcement of Camden's planning policies, decisions, and Section 106 agreements.

g) **Neighbourhood Plan.** AN summarised the impact of the Neighbourhood Plan on Camden's decisions on planning applications. As shown by 'Hampstead Planning Watch' on the Forum website, the committee had submitted 19 comments on planning applications since the referendum of June 2018. Ten of these had been resolved, and in nine cases the planning officers had explicitly taken the Plan's policies into account in their decisions. In addition, the Plan was cited in a further six decisions on applications upon which the Forum had not submitted a comment. Comments and decisions are kept updated at <http://www.hampsteadforum.org/planningwatch>

5. Traffic and transport

MH reported on the proceedings of Camden's new Healthy Streets and Open Spaces Scrutiny Panel. She said it had a broad remit and had discussed issues such as cycle storage, working with TfL, and protecting trees. It was open to suggestions for topics and would seek to generate specific policy recommendations.

Separately, CW reported on new efforts to push for an integrated transport policy in the Hampstead area. CW, along with MH, MG and AHJ, have attended meetings on an initiative led by Jessica Learmond-Criqui. He summarised a presentation she gave to the Camden Council cabinet member for transport and others, in which she highlighted the differences between Camden's well-structured and holistic approach to planning (including the Hampstead Neighbourhood Plan) and its transport policies which were fragmented, funding-driven, disconnected from community priorities, reactive and lacking clear accountability. She outlined ideas for a Hampstead Transport Partnership of community bodies which would generate a vision for 2020-40 and a transport strategy guided by the Hampstead Neighbourhood Plan, as well as by Camden and London strategies. This would lead to more cost-effective solutions as well as greater community engagement and sense of empowerment.

The committee agreed to support this process and the production of a vision document.

6. CIL update

MH is working on an updated list of the status of projects intended for CIL funding. This will be placed on the Forum website, updating the existing list, as soon as possible. JG is scheduling a meeting of the CIL working group soon.

7. Re-designation

The Forum's existing five-year designation by Camden will expire in October 2019. JG noted that work would be necessary on an application for re-designation and that CW had offered to lead the efforts.

8. Magdala

JG reported that 114 people had responded to the Forum's questionnaire on the Magdala's value to the community. She had sent all responses to Camden to assist with the application to renew the Magdala's status as an Asset of Community Value.

MH reported that Dick Morgan, a Hampstead person who runs six pubs across London, had applied for a 25-year licence, and had amended some details, such as opening hours and use of the garden, following objections. This would go to the relevant Camden committee imminently, and the hope was that the pub would reopen by Christmas. The application did not cover the first-floor function room, as this was not offered by the owner, but the applicant would take this on if allowed to do so.

7. Future Meeting Dates

9 July 2019

10 Sept 2019

5 Nov 2019