

**Note of Forum Executive Committee Meeting, Friday 14th June at 7 pm
Held at UCS in the Phoenix Room**

Present: Rupert, Cllr. Parkinson, John M-B, John F, Tina, Linda, Nancy
Apologies: Dudley, Harlan, Laurence, Emily, Mojgan. Val sent apologies for the first hour of the meeting, planning to arrive at 8 pm.

1. Progress with neighbourhood plan

All comments received from the Regulation 14 consultation, both from the public and statutory consultees, have been tabulated and fully addressed. Continuing concerns raised by Camden, including in relation to the design codes, led RedFrog to seek assistance from Locality, with the appointment of an independent mediator to help take the Plan forward.

RedFrog requested that the mediator should not be from the Intelligent Plans and Examinations team. Dave Chetwyn MA, MRTPI, IHBC, FInstLM Managing Director of Urban Vision Enterprise CIC was instead appointed as mediator. Urban Vision Enterprise is a partner in the Government's national neighbourhood planning support programme. Dave is also a Design Council Built Environment Expert and other roles include Chair of the Historic Towns Forum and Vice Chair of the National Planning Forum. He is author of the Locality Neighbourhood Planning Roadmap Guide and other Locality guidance on planning and community-led development. In addition, Dave authored part of BS7913 *Guide to the conservation of historic buildings*.

<https://www.uvns.org/urban-vision-enterprise-people>

In addition to having examined the Kensington and Chelsea Neighbourhood Plan, Dave also examined Norland Neighbourhood, a strongly pro-conservation Plan, which RedFrog had hoped to emulate. However, Dave considers Norland to be merely descriptive, with no planning effect whatsoever.

Dave read the draft RedFrog policies and came to the view that, while the intent and evidence were clear, the policies and applications required a complete re-write if they were not to be struck out by an examiner. For example, he considered that:

- the design codes should form part of the BD 4 policy and not be relegated to an appendix (as insisted on by Camden);
- BD 2 Presumption Against Demolition should be deleted, as it merely restates national policy;
- BD 3 on car-free development, should not state that Camden policy T2 will be applied, as only Camden can apply its policies;
- furthermore, the policies suffer from repetition, which will undermine them, and this should have been picked up by AECOM in the health check.

The policies are quite clear in what they set out to achieve, but are unlikely to achieve the intended outcomes, including the design codes. Asking a landscape architect to prepare design codes is akin to asking a vet to resolve a legal problem.

To ensure that the policies would be robust and able to withstand legal challenges, Dave also re-wrote the policy text boxes for the remaining policies and suggested a new Local Heritage policy to protect the Kidderpore Avenue water reservoir, as the attempt to

designate it as Local Green Space would not have been successful. He advised that Camden should add Kidderpore Reservoir to its Local List.

Because the policies have been re-worded and the Plan restructured, it is advisable to re-run the Regulation 14 consultation. It would be highly risky not to re-run the Regulation 14 consultation. This should be discussed with Camden, but could be fairly low-key: eg a drop-in session on one day, but publicised widely, with information where the Plan can be viewed (eg on line and at Camden Arts Centre). This will need to be added to the Consultation Statement.

The draft Basic Conditions seem fine, subject to adding in screenings for and compliance with Human Rights, Equalities, Strategic Environmental and Habitats Regulations Assessments and EU legislation.

Cllr. Parkinson proposed that Camden be informed of the Forum's plan to re-run Regulation 14 and that the six-week period should commence on Monday 24th June, ending on Monday 29th July. As the modifications are relatively minor, it should not be necessary to extend the consultation to compensate for summer holidays.

2. Forum publicity events

21 July SINC celebration

Efforts to raise awareness of the Neighbourhood Plan continue and a celebration has been planned at the new Site of Interest for Nature Conservation (SINC) in Kidderpore Avenue. This will take place on Sunday 21st July from 3 pm till 5 pm to coincide with the celebrations for the launch of London National Park City. The event did not attract grant funding but has been listed on the Mayor of London's National Park City website:

<https://app-parkcity.azurewebsites.net/events/b668c988-bb26-4dc0-b88b-e7028f3c18be>

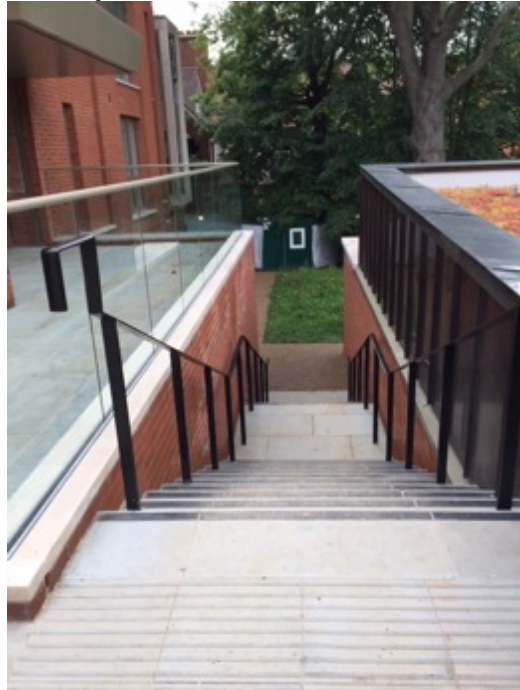
FrogLife and London Wildlife Trust have agreed to run workshops, respectively, to identify frogs and toads and on wildlife gardening. Camden's Nature Conservation Officer will also attend.

The event will enable RedFrog to exercise the public right of access to the SINC. It is suitable for all age groups, although Tina observed that public access is limited since access is by way of 24 steps. Tina had taken this up with officers at Camden without a satisfactory outcome. It was suggested that an alternative step-free entrance close to St. Luke's Church be used provide public access.

4 steps up from street



20 steps down



Potential step-free access



The RedFrog SINC celebration will help Mount Anvil to meet some of the requirements set out in para. 24 of the section 106 agreement in relation to the SINC Management and Education Plan. However, Nancy wondered if Mount Anvil has supplied the agreed “information packs to be provided to all residents within the Development to inform them of the value and importance of the SINC and the wildlife it supports and opportunities to get involved with its conservation.”

To publicise the event, Paul McKenzie could be asked to design a poster for attaching to lamp posts.

Date and venue for Forum and Association AGMs

Rupert suggested that the AGMs might be held at 2.30 pm, immediately prior to the SINC celebration, if a venue could be found. Hampstead School of Art probably does not have space available and St. Luke's Church also does not have space available on a Sunday. Enquiries will be made of Mount Anvil and Hampstead School of Art.

3. Re-designation of Neighbourhood Forum

The Neighbourhood Forum was formally constituted on 5 September 2014 and its five-year lifespan expires on 4 September 2019. Camden have provided advice on the procedure for re-designation and would like to receive the Forum's application by early July. A list of at least 21 names, which will be required to indicate support, was circulated at the meeting. Nancy will seek additional names from Lindfield and Langland Neighbourhood Association and Cllr Parkinson offered to try to collect signatures from Cllrs. Spinella and Newman, Rebecca Shirazi and Nicole Sochor.

4. Progress with CIL projects

a. Watermark Phase I (Marking of Underground Rivers)

Robin Lacey has been progressing well with this project and has met Highways to gain approval. Larry Hilsden, Highways Engineer, is supportive of the use of cast bronze glyphs, as shown to him by Robin, and advises that they be inserted with screws, rather than pins, to ensure that they cannot be stolen.

Publicity for the underground rivers project will be gained from a display to be organised at the Camden Arts Centre Summer Social in September. Robin will lead on this. Sam Volpe, a reporter at the Ham & High, has already expressed interest in attending.

The project is highly topical, coinciding with a major five month-long exhibition on Secret Rivers at the Museum of London Docklands in Canary Wharf:

<https://www.museumoflondon.org.uk/museum-london-docklands/whats-on/exhibitions/secret-rivers>

The Arup map of underground rivers is to be updated, following new material disclosed by Dr. Michael de Freitas at the 28 Redington Road planning appeal. Arup has offered to add the Redington Road spring line without charge, as part of the project with the Corporation of the City of London to restore the former Branch Hill pond.

b. Watermark Phase II (Branch Hill Pond Restoration)

Bob Warnock, Superintendent of Hampstead Heath, has advised that considerable publicity will be required to raise awareness of the project and Robin is already working on ideas (without charge).

The planning application to restore the pond was submitted to Camden via the Planning Portal on 7th June.

c. Platt's Lane Pocket Park

A meeting was held on 14th June with Mario Lecordier and Larry Hilsden, Highways Engineers for Barnet and Camden, respectively. Mario considers that the entire site lies within Barnet, whereas Camden's plans had indicated that the site of the proposed pocket park is within Camden, although both agree that the slip road is owned by Barnet. If the entire site is within Barnet, it is unlikely that the project will be able to go ahead.

d. Finchley Road Pocket Park

Design concepts have been sought from a number of companies, but none have been inspiring. A quote for a planter design is now being sought from Broadbent Studio, designer of Tudor Square, Sheffield:

<https://broadbent.studio/casestudies - /tudor-square/>

e. Tiled Street Names

Juliet Sonabend has provided details of a supplier of tiled street name signs. A quote is awaited from Paul Cleghorn:

<http://www.cleghornlighting.co.uk/signage/>

f. Other CIL projects

Quotes have been obtained and forwarded to Claire Brown, Senior Planner, for the resurfacing of Croft Way and Bracknell Way in Terrabase Rustic resin-bound porous surface. This is very hard wearing and has been successfully used at Highgate Cemetery:

<https://www.addagrip.co.uk/235/external-surfacing/terrabase-rustic/case-studies/churches-and-cemeteries/highgate-cemetery-london>

A quote for installing four sets of heritage railings, as advised by David Christie, at the four ends of Croft Way, has also been supplied to Claire Brown.

David Houghton, Tree Officer, is amenable to the idea of piloting Green Blue Urban tree pits at a number of sites and considers that such tree pits could be beneficial. He is not aware of any competitors to Green Blue Urban. RedFrog will provide a list of streets lacking street trees and obtain tree pit quotes.

5. Report on Enforcement Meetings with Elizabeth Beaumont

Emily, Linda and Nancy attended Enforcement meetings on 8 February and 15 May, initiated by Hampstead Neighbourhood Forum. Elizabeth Beaumont, Appeals and Enforcement Manager, is now pursuing a more proactive approach to enforcement, aided by:

- Gary Bakall, Principal Planner
- Ramesh Depala, Senior Planner
- Alan Gillespie, Planning Enforcement Officer for Construction Management Plans (CMPs).

At both meetings, Emily provided very detailed accounts of how Mount Anvil had persisted in disregarding the agreed CMP and the lack of any sanctions by Camden. She reiterated the need for a Camden officer (but not the case officer) to be present at meetings of the construction working group (CWG). Alan Gillespie offered to attend the next CWG meeting but, by 15 June, a meeting had still not been arranged, the last meeting having taken place in 2018.

A dedicated Camden website for online reporting of Construction Management Plan breaches is under development.

Cllr. Parkinson had introduced the idea of developer bonds and other financial instruments, from which fines for breaches of planning obligations, including by sub-contractors, could be deducted. A timescale for the introduction of such bonds has not yet been established.

In response to a concern raised by Nancy that Camden does collate air quality monitoring readings from construction sites, Elizabeth noted that Croydon are trialling air quality monitors at construction sites and that monitors might be funded by developers at cumulative impact sites.

Oliver Froment (Camden Residents Association and Action Committee (CRAAC) and Hampstead Neighbourhood Forum) suggested that residents could perhaps provide input into drawing up section 106 agreements.

David Castle (Heath and Hampstead Society and Hampstead NF) has been in touch with Richard Limbrick, Manager Planning Solutions, about the need for a borough-wide Article 4 direction to remove certain permitted development rights, eg to make changes in public-facing boundary walls, fences, gates etc. Richard Limbrick had considered that an Article 4 would be useful and agreed to report back on the issue.

David suggested that it would be timely for RedFrog to follow up this request with evidence of the need for an Article 4 Direction in RedFrog, as noted in the 2003 Redington Froggnal Conservation Area Statement and Guidelines, and confirmed in 2010 and 2011 during presentations to Joanna Ecclestone and Caroline Welch, respectively.

Owners of properties in single occupation have permitted development rights to hard surface up to 5 sq. metres of their front gardens. The case for a borough-wide Article 4 should now be made on an environmental basis, in line with the borough's sustainable transport strategy, as well as addressing the harm that off-street parking is causing to the appearance and character of conservation areas. The need in the Redington Froggnal Conservation Area, however, is for an Article 4 direction which also covers rear gardens, which are increasingly losing large amounts of natural soft surface to hard surface.

RedFrog expects that the awaited Conservation Area appraisal will address this need.