

# Hampstead Neighbourhood Plan

## Consultation Statement

This document accompanies the Hampstead Neighbourhood Plan, developed by the Hampstead Neighbourhood Forum between 2013 and 2017 and submitted to public referendum on **date**. It presents a narrative of the extensive consultation carried out by the Forum, and highlights the issues raised by Hampstead residents and businesses. It contains links to the documents detailing the main consultation exercises, which were posted to the Forum's website, [www.hampsteadforum.org](http://www.hampsteadforum.org), throughout the years during which the plan was being developed. It records the special projects undertaken by the Forum, with extensive public involvement, as part of the work to develop the Neighbourhood Plan.

This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012, Part 5. Regulation 14 stipulates that a Consultation Statement should:

- a) contain details of the people and bodies who were consulted about the proposed neighbourhood plan;
- b) explain how they were consulted about the proposed plan;
- c) summarise the main issues and concerns raised;
- d) describe how these issues and concerns were considered and, where relevant, addressed in the plan.

While these requirements are extensive, the guidance from Planning Aid England states that a Consultation Statement should be short and focused. Therefore, the Forum presents below the necessary content in the form of a community engagement log that was kept throughout the process by Janine Griffis, Forum Chair. The log has been amplified by referencing documents and issues that emerged from the consultation processes. This seemed an effective method of showing how the Neighbourhood Plan was developed in close consultation with the local community, and how the issues arising were considered and addressed.

Appendix H and I include the results and responses to the Regulation 14 consultation conducted in April and May of 2017.

## INDEX

3	Community engagement log/summary
26	Appendix A: Consultation event at Burgh House, January 2014
37	Appendix B: Inaugural AGM and workshop, March 2014
57	Appendix C: Community Tea and workshop, April 2014
69	Appendix D: Vision consultation, September 2014
74	Appendix E: Public meeting to discuss consultation results, November 2014
84	Appendix F: Results of Vision consultation
90	Appendix G: Summary of meeting with Redmond Szell, June 2015
94	Appendix H: Results of Regulation 14 consultation and response to public comments, May 2017
110	Appendix I: LB Camden's comments to Regulation 14 consultation and Forum responses, May 2017

## Community Engagement Log/Summary

Date	Consultation event	How publicised	Who was involved	Subject discussed/outcome
3.09.13	<b>Public meeting</b> at Burgh House to discuss the possibility of setting up a Neighbourhood Forum.	Through mailing list compiled from Camden Council's Cindex database – business groups, residents associations, churches, schools, other groups	More than 100 individuals, organisations and business representatives invited. Brian O'Donnell and Nicola Tulley from Camden Strategic Planning Department attended as well as a representative from DCLG. Representatives attended from two other areas interested in developing neighbourhood forums: Redington/Frognaal (RedFrog), and Netherhall/Fitzjohn's.	A small group of volunteers was appointed to review the subject and return to the larger group with a recommendation on whether or not Neighbourhood Planning made sense for Hampstead.
2.10.13, 15.10.13, 13.11. 13,	<b>Working group meetings</b>		Group of volunteers appointed at public meeting	The working group met several times in the autumn to review neighbourhood planning. Janine Griffis also met with Maggie Mead of the Highgate Neighbourhood Forum. Following review, the working group decided to recommend to the larger group to pursue a neighbourhood plan for Hampstead. The reasons were that Hampstead had a unique character that would be best served by a bespoke plan: "A plan," the working group explained, "could create policies aimed at encouraging good design that retains and improves Hampstead's unique character, streetscape and natural environment; a plan that ensures Hampstead develops in a way that is

				sustainable economically, socially and environmentally.”
11.13	<a href="#">Website</a> launched; logo developed; discussions with neighbouring forums about boundaries and funding; new volunteers recruited			In the discussions, the Forum area was provisionally set to include Hampstead town centre and its environs stretching down the hill to Pond Street, and including South End Green and South Hill Park. It would include a large part of Hampstead Heath, and areas bordering the Heath including North End and the Vale of Health. The Forum area would cover the Hampstead and South Hill Park Conservation areas, with small additions. But it would not include Church Row and Perrin’s Walk, where residents wished to establish their own forum.
24.11.13	<b>Hampstead Christmas Festival:</b> Handed out 500 Hampstead Forum bookmarks, giving website address.	Event widely publicised by the Hampstead Christmas Festival	50,000 people attended the festival	Raised awareness and gained several dozen new members
09.12.13	Meeting with Chris Foster of Hampstead HUUD to discuss publicising the Forum through a new app		Chris Foster, Alex Nicoll and Stephen Taylor	This did not develop – the app did not thrive.
12.13	Articles published in Ham & High and Camden New Journal newspapers			<a href="http://www.hamhigh.co.uk/news/environment/new_hampstead_neighbourhood_forum_will_be_force_to_be_reckoned_with_for_planners_1_3067617">http://www.hamhigh.co.uk/news/environment/new_hampstead_neighbourhood_forum_will_be_force_to_be_reckoned_with_for_planners_1_3067617</a>

	covering Forum and its aims			<a href="http://www.hamhigh.co.uk/news/politics/new_hampstead_neighbourhood_forum_will_have_real_power_to_shape_area_s_future_1_3099920">http://www.hamhigh.co.uk/news/politics/new_hampstead_neighbourhood_forum_will_have_real_power_to_shape_area_s_future_1_3099920</a>  <a href="http://www.camdennewjournal.com/news/2013/dec/how-new-hampstead-neighbourhood-forum-could-hand-power-back-residents">http://www.camdennewjournal.com/news/2013/dec/how-new-hampstead-neighbourhood-forum-could-hand-power-back-residents</a>
17.01.14	Information sharing morning with Elspeth Clements, Highgate Neighbourhood Forum		Invited representatives from neighbouring forums (RedFrog and Frognal/Fitzjohn's) to join us	Received valuable advice about "front loading" our community engagement activities, receiving early professional planning advice and collecting evidence needed later on.
01.14	Article in Heath & Hampstead Society Newsletter		Sent to membership of the Society	<a href="http://www.hampsteadforum.org/new_neighbourhood_forum_for_hampstead">http://www.hampsteadforum.org/new_neighbourhood_forum_for_hampstead</a>
17.01.14	Established Twitter account @HampsteadForum to publicise Forum events and news, and provide a channel for feedback			<a href="https://twitter.com/HampsteadForum">https://twitter.com/HampsteadForum</a>
22.01.14	Meeting with the Hampstead Heath Community group to discuss enlarging the proposed boundary to the		Committee members of the HHG and chair of MRA.	New draft boundary drawn up, which included part of Fleet Road, Constantine Road and the South End Close housing estate.

	south and east of South End Green. Also present was the chair of Mansfield Residents Association (MRA).			
26.01.14	<b>Workshop,</b> Burgh House	Publicised through mailing list	Attended by 50 residents, business people and educators.	<p>The results of the brainstorming session were summarised in our <a href="#">“Living Hampstead”</a> document, which was widely publicised by local media.</p> <p><b>The document, which includes many of the issues that became themes of the Neighbourhood Plan, appears below as Appendix A.</b></p> <p>The meeting identified three central themes for the Forum’s work:</p> <ul style="list-style-type: none"> <li>• enhancing and preserving a beautiful environment</li> <li>• developing a sharing, caring community</li> <li>• dealing sensibly with traffic and transport issues</li> </ul>
01.02.14	Meeting with Nancy Mayo of RedFrog		Janine Griffis and Nancy Mayo	We exchanged ideas and strategies

7.02.14	Further discussion with Chris Fagg of the MRA to confirm boundary around South End Green.		Janine Griffis and Chris Fagg	
12.02.14	<b>Meeting with NW3 Business Group</b>	Invited to attend a committee meeting of NW3 Business Group	Janine Griffis, David Castle and Stephen Taylor	Informed business group of the purpose of the Forum and discussed how we could engage the business group. Jeremy Wootliff, a member of the NW3 Committee, offered to join the Forum Committee and act as a liaison.
24.02.14	Presentation to the Pond Street and Neighbourhood Residents Association	Invited to attend by the Chair of the Pond Street residents association	Janine Griffis	JG met with the fledging organisation, explained the purpose of the Forum and invited all to participate
27.02.14	Presentation to the Flask Walk Neighbourhood Association AGM	Invited to attend by the Chair of the FWNA	Janine Griffis	JG presented the aims of the Forum and took Q&A
06.03.14	<b>Inaugural AGM and workshop,</b> Hampstead Community Centre	Publicised through email to mailing list, newspaper publicity, website	Nearly 80 people from all over the proposed Forum area attended, including Superintendent of the Heath, Bob Warnock, representatives of NW3 business group and three heads of schools	Elected a committee, consulted on proposed area, adopted constitution. In workshop format, those present were consulted on emerging themes.  <b>A report on the meeting can be read <a href="#">here</a> and appears below as Appendix B.</b>
8.03.14	Meeting with Renata Giacobazzi, Hampstead Heath Community		Janine Griffis	Discussed the concerns of some of the business people in South End Green and reached a decision to keep South End Green within the proposed Forum area. The group had been concerned that

				the Forum area did not include all of the South End Green Community. As a result, the proposed Forum area was expanded to include some of Fleet Road, South End Close and the businesses in Constantine Road.
12.03.14	Meeting with Christine Pullen of Windmill Hill		Janine Griffis	Christine is very weary from recent planning battles and concerned that all our work on the NP will be for nothing if Camden planners ignore it. However, she is willing to be a member and may get involved later on.
12.03.14	Meeting with Tom Mulnar, Gail's Bakery		Janine Griffis, Stephen Taylor	Tom is interested in working with the Forum, perhaps on projects with young people (either short apprenticeship-type experiences or getting youngsters into the shop to talk about healthy food). He had a few comments about Hampstead: Council makes it difficult for businesses, too many barriers to business expansion, found public areas to be very dirty and not well maintained, thought there could be some relaxation of pavement dining restrictions.
1.04.14	Meeting with Bob Warnock, Superintendent of the Heath, and Jeremy Simons, City of London Councilman		Janine Griffis, Vicki Harding, David Castle	<p>Email from Bob Warnock:</p> <p>"Many thanks for meeting with us last week to discuss the Hampstead Neighbourhood Forum in more detail.</p> <p>It is clear the City of London and the Hampstead Neighbourhood Form will have synergies in relation protecting and conserving Hampstead Heath and in particularly issues relating to boundaries, strategic views, transport, parking, events, recreation, wildlife corridors, trees and developments adjoining the Heath.</p>



				We wish you well as you commence this ambitious plan that will help shape the future for Hampstead and South End Green."
27.04.14	<b>Community Tea,</b> St Stephen's Rosslyn Hill	Publicised through mailing list, website, posters, 5000 flyers, banners outside venue, newspaper publicity	Attended by 120 people, of whom 75 were new members	Extensive discussions, led by Forum chairs at individual tables, were held on emerging themes. The meeting increased awareness of the Forum and of neighbourhood planning.  <b>A report on the meeting can be read <a href="#">here</a> and appears below as Appendix C</b>
05.14	Article in Heath & Hampstead Society Newsletter			<a href="https://docs.google.com/viewer?a=v&amp;pid=sites&amp;srcid=aGVhdGhhbmRoYW1wc3RIYWQub3JnLnVrfGhvbWV8Z3g6NzE4NTlhOGI4NTM2NzFkYw">https://docs.google.com/viewer?a=v&amp;pid=sites&amp;srcid=aGVhdGhhbmRoYW1wc3RIYWQub3JnLnVrfGhvbWV8Z3g6NzE4NTlhOGI4NTM2NzFkYw</a>
1.05.14	Attended Redington Frognal NF AGM		Janine Griffis	
3.05.14	Meeting with Sheikh Dr. Muhammad Hussaini, consultant in community relations		Janine Griffis, Nancy Mayo	Met to discuss ways of engaging the faith community in Hampstead.
7.05.14	Attended Highgate NF AGM		Janine Griffis	
13.05.14	Attended South End Green Association AGM		Janine Griffis	Spoke about the work of the Forum, asked for suggestions in how to consult on the future of South End Green, recruited new members

10.06.14	Meeting with Jessica Learmond-Criqui, Hampstead Shops campaign, and Eva Pascoe, Hampstead Town Team		Janine Griffis	Discussed issues facing traders in Hampstead village, how to increase footfall in the area and how to improve business. Eva to send report.
12.06.14	Camden opens public consultation on designating the Forum	Camden's notices, Forum website.	Camden, residents	<a href="http://www.hampsteadforum.org/consultation_on_forum_nears_25_july_deadline">http://www.hampsteadforum.org/consultation_on_forum_nears_25_july_deadline</a>
29.06.14	Stall at South End Green Festival	Social media	Volunteers	Publicised the activities of the Forum and conducted a questionnaire on the proposal for a new Sainsbury's on South End Road, and general views on South End Green. 30 new members joined.
02.07.14	Attended SEGA committee meeting to talk about the work of the Forum		Janine Griffis, Stephen Taylor	We clarified that the work of the Forum was to develop policies based on what local people wanted.
03.07.14	Letter in the Ham & High			Publicised the work of the Forum in developing a new vision for South End Green
06.07.14	Stall at Hampstead Summer Festival	Social media	Volunteers	Publicised the activities of the Forum and signed up new members. 75 new members joined
10.07.14	Meeting with Rev Stephen Tucker of St John's, Monsignor Rowland of St	Consultation on Vision Document	Janine Griffis	Consulted on the draft vision document; gathered views

	Mary's and Senior Imam Muhammad Al-Hassaini			
6.09.14	Stall at the Gayton Road Festival		Volunteers	Publicised the upcoming vision document and signed up 100 new members, raising total membership to over 600 people at this stage.
09.14	<b>Forum's largest consultation exercise</b> begins. Opinions from all residents sought on Vision document, using a questionnaire.	<p>Vision document and questionnaire delivered to every household in Forum area. Can be filled in by hand or online.</p> <p>Publicity in Ham &amp; High/Camden New Journal /Heath &amp; Hampstead Society newsletter.</p> <p>Email blast to members. Website and social media. Help sought from other neighbourhood groups. Notices in Hampstead businesses and buildings.</p> <p>Stalls outside Barclays Bank, and at South End Green, handing out copies and signing up members.</p> <p>Volunteers delivered document to gated communities and blocks</p>	Forum committee, volunteers. More than 400 people responded and more than 200 people added written comments. 400 residents	<b>The Vision document can be accessed at <a href="http://www.hampsteadforum.org/vision">http://www.hampsteadforum.org/vision</a> and is included as Appendix D below, with its accompanying questionnaire.</b>

		of flats.		
29.09.14	Meeting with South End Green traders to discuss a development plan for the area	Personalised invitations hand-delivered to every trader in South End Green	Janine Griffis and Stephen Taylor	Decision was made to form a working group and everyone agreed that they would like to participate.
13.10.14	Meeting with Jessica Learmond-Criqui, Hampstead Town Team, "I Love Hampstead" campaign		Janine Griffis	Discussed challenges facing retailers in Hampstead and South End Green and how to best engage landlords and retailers.
7.10.14	<b>Camden approves designation of Hampstead Neighbourhood Forum, following six-week public consultation</b>	<a href="http://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-policy/neighbourhood-planning/hampstead-neighbourhood-forum/">http://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-policy/neighbourhood-planning/hampstead-neighbourhood-forum/</a>	Camden	
10.14	Article in Heath & Hampstead Society newsletter giving update about the Forum's activities			<a href="https://docs.google.com/viewer?a=v&amp;pid=sites&amp;srcid=aGVhdGhhbmRoYW1wc3RlYWQub3JnLnVrfGhvbWV8Z3g6NjcxZjJiOTgxOGQ2MWYzYg">https://docs.google.com/viewer?a=v&amp;pid=sites&amp;srcid=aGVhdGhhbmRoYW1wc3RlYWQub3JnLnVrfGhvbWV8Z3g6NjcxZjJiOTgxOGQ2MWYzYg</a>
10.11.14	Meeting with Tom Marshall of the Ham & High		Janine Griffis	Discussed neighbourhood planning and what it could mean to Hampstead

20.11.14	<p><b>Public meeting</b> at Hampstead Community Centre to report and discuss responses to Vision document. Presented the results of the “vision” consultation; used them to fuel consultation on priorities for Hampstead Neighbourhood Plan</p>	Publicised through article in Ham&High, email blast, website, social media.	Attended by 65 people	<p>Website report on meeting, with links to relevant documents:  <a href="http://www.hampsteadforum.org/positive_response_to_forum_s_vision_document">http://www.hampsteadforum.org/positive_response_to_forum_s_vision_document</a></p> <p>Slides summarising presentation to meeting:  <a href="https://d3n8a8pro7vhmx.cloudfront.net/hnf/pages/86/attachments/original/1417187005/Hampstead_Forum_-20Nov14.pdf?1417187005">https://d3n8a8pro7vhmx.cloudfront.net/hnf/pages/86/attachments/original/1417187005/Hampstead_Forum_-20Nov14.pdf?1417187005</a>  <b>The slides are presented below as Appendix E</b></p> <p>Report analysing and summarising written comments received on Vision document:  <a href="https://d3n8a8pro7vhmx.cloudfront.net/hnf/pages/86/attachments/original/1417190678/Written_comments_analysis.pdf?1417190678">https://d3n8a8pro7vhmx.cloudfront.net/hnf/pages/86/attachments/original/1417190678/Written_comments_analysis.pdf?1417190678</a>  <b>The report is presented below as Appendix F</b></p> <p>Detailed analysis of responses:  <a href="https://d3n8a8pro7vhmx.cloudfront.net/hnf/pages/86/attachments/original/1417187056/Question3_Detailed_Data_Charts.pdf?1417187056">https://d3n8a8pro7vhmx.cloudfront.net/hnf/pages/86/attachments/original/1417187056/Question3_Detailed_Data_Charts.pdf?1417187056</a></p> <p>Analysis of online respondents as provided by survey  <a href="https://d3n8a8pro7vhmx.cloudfront.net/hnf/pages/86/attachments/original/1417187101/All_Summary_Data_succinct.pdf?1417187101">https://d3n8a8pro7vhmx.cloudfront.net/hnf/pages/86/attachments/original/1417187101/All_Summary_Data_succinct.pdf?1417187101</a></p>
13.12.14	Play Streets Initiative: Forum consulted with Camden on its new initiative to	Publicised on Forum website	Camden officials, Forum committee members	<a href="http://www.hampsteadforum.org/camden_s_new_initiative_on_play_streets">http://www.hampsteadforum.org/camden_s_new_initiative_on_play_streets</a>

	revive children's play streets			
6.01.15	Meeting with Andrew Lavery, NW3 Business Group, Frank Harding, H&HS Town Subcommittee Chair and Robert Linger, H&HS		Janine Griffis	Discussed how the Forum could work together with the business group and the Heath & Hampstead Society
7.01.15	Committee meeting	Reviewed vision document, set agenda for meeting with consultants, revised election procedures	Attended by committee	
10.01.15	Attended Highgate NF workshop	Workshop reviewing the Highgate Plan	Janine Griffis and Peter Kohl	Gathered information helpful to developing the Hampstead plan
13.01.15	Vision Subgroup meeting with Fortismere Consultants	Planning workshop	Attended by Vision Subgroup members	Began working on how to build up evidence
21.01.15	South End Green: Forum consulted with local groups and traders on a bid for funding from London Mayor under a High Street improvement	Publicised through website.	Forum committee members, local groups and traders	Generated interest in various ideas for improving SEG but grant programme itself proved not to be appropriate. Some of these ideas were later presented for possible CIL funding.

	scheme.			
24.01.15	Meeting with Nancy Mayo, RedFrog Conservation Area		Janine Griffis	Discussed how we could work together on reviews of Conservation Area statements
18.02.15	Meeting with Alan Wito, Camden Council, to discuss review of CA appraisals		Attended by officers from RedFrog NF as well, Janine Griffis & David Castle	Decided on a format for the review. (The Forums are helping Camden to review the Conservation Area statement, to be re-styled as Conservation Area Appraisal and Management Strategy).
02.15	Following these meetings, <b>Forum initiates extensive work on Conservation Area Appraisal and Management Strategy, on Camden's behalf.</b>	Work ties in with development of Neighbourhood Plan. Volunteers sought via website, neighbourhood associations and word of mouth and	Janine Griffis, David Castle, Sowmya Parthasarathy, Vicki Harding, Alex Nicoll, other committee members, neighbourhood associations and volunteers	Draft finalised in 2016 and submitted to Camden.
5.03.15	<b>Forum's 2nd Annual General Meeting</b> , at St Stephen's Rosslyn Hill. Invited chair of Highgate NF to give us advice; reported on progress to date and recruited volunteers for various projects including traffic	Email blast to 826 members, website, social media.	Attended by 100 people	Gathered support for Forum and recruited 15 new volunteers  Report on meeting at: <a href="http://www.hampsteadforum.org/agm2015">http://www.hampsteadforum.org/agm2015</a>  Presentation slides for meeting here: <a href="https://d3n8a8pro7vhmx.cloudfront.net/hnf/pages/93/attachments/original/1425751905/AGM_2015_slides.pdf?1425751905">https://d3n8a8pro7vhmx.cloudfront.net/hnf/pages/93/attachments/original/1425751905/AGM_2015_slides.pdf?1425751905</a>  Minutes of the meeting here: <a href="https://d3n8a8pro7vhmx.cloudfront.net/hnf/pag">https://d3n8a8pro7vhmx.cloudfront.net/hnf/pag</a>

	studies, conservation studies and conservation area statement review			<a href="es/93/attachments/original/1427639604/AGM_2015_minutes.pdf?1427639604">es/93/attachments/original/1427639604/AGM_2015_minutes.pdf?1427639604</a>
8.03.15	Belsize Park AGM		Janine Griffis	Spoke to the members of the Belsize Residents Association about Hampstead's experience to date
13.03.15	Articles in Ham & High and CNJ			Follow up articles on the AGM, publicising our call for volunteers
15.03.15	As part of evidence gathering, Forum conducted and published short study of area demographics	Published on website	Alex Nicoll	<a href="http://www.hampsteadforum.org/area_profile">http://www.hampsteadforum.org/area_profile</a>
23.04.15	Forum initiated <b>'Protect Our Pubs' campaign</b> to have some of the area's public houses and other locations listed as Assets of Community Value. This follows the loss of eight out of 21 local pubs since the 1980s, a matter frequently raised by residents in public	Publicised though email blast to 831 members, on website and social media, and in Ham&High, Camden New Journal	Councillor Tom Currie, Forum volunteers including John Graham, Roger Beam.	First set of applications submitted to Camden regarding King William IV, Holly Bush, and Duke of Hamilton.  <a href="http://www.hampsteadforum.org/protect_our_pubs">http://www.hampsteadforum.org/protect_our_pubs</a>  Article in Ham& High: <a href="http://www.hamhigh.co.uk/news/environment/bid_to_protect_all_hampstead_pubs_as_assets_to_community_1_4044854">http://www.hamhigh.co.uk/news/environment/bid_to_protect_all_hampstead_pubs_as_assets_to_community_1_4044854</a>




	meetings.			
27.04.15	Forum enhances Facebook presence to highlight issues of interest to it.			<a href="https://www.facebook.com/hampsteadforum/">https://www.facebook.com/hampsteadforum/</a>
04.06.15	Forum initiates study on local bat population as part of evidence gathering for Neighbourhood Plan		Vicki Harding, volunteers	<a href="http://www.hampsteadforum.org/bats">http://www.hampsteadforum.org/bats</a>  Ham&High article (with incorrect headline). <a href="http://www.hamhigh.co.uk/home/on_the_hunt_for_bats_with_the_heath_and_hampstead_society_1_4092701">http://www.hamhigh.co.uk/home/on_the_hunt_for_bats_with_the_heath_and_hampstead_society_1_4092701</a>
16.06.15	Eileen Neilson met Red Szell, local resident and author, to discuss problems facing people with accessibility issues; produced a paper that helped inform Neighbourhood Plan		Eileen Neilson, Red Szell	Key issues discussed included: clutter on pavements; painting edges of steps; speed limits; drivers failing to stop at pedestrian crossing; impact of noise caused by construction (blind people feel noise as pain); ideas for raising awareness <b>A note of the meeting is included below as Appendix G</b>
09.15	Early draft of Neighbourhood circulated to NW3 Business Group for a response		Forum committee, NW3 Business Group	NW3 Business Group responded to an early draft of the Local Economy section, saying that they agreed with most of the proposed policies but offered two observations: they felt that the “market” would determine the type of shops in the village and they were unsure it was the role of the

				Forum to formulate shopfront guidance.
09.15	Forum alerted members to Camden's survey of views on basement developments	Email blast sent to 844 members		
12.11.15	Camden announces three pubs nominated by Forum have been listed as Assets of Community Value: Duke of Hamilton, Holly Bush, King William IV.		Duke of Hamilton landlord objects to listing.	Articles in Ham & High, CNJ, Daily Telegraph: <a href="http://www.hamhigh.co.uk/news/hampstead_landlord_brands_campaigners_muppets_after_they_lobbied_for_his_pub_to_be_listed_1_4307590">http://www.hamhigh.co.uk/news/hampstead_landlord_brands_campaigners_muppets_after_they_lobbied_for_his_pub_to_be_listed_1_4307590</a> <a href="http://www.camdennewjournal.com/hamppubs">http://www.camdennewjournal.com/hamppubs</a>
12.11.15	Meeting with local community organisations to discuss priorities for projects on which Camden could spend proceeds of new <b>Community Infrastructure Levy</b> (CIL), a tax on developers to meet new infrastructure needs arising from		Attended by Burgh House, Keats Community Library, the Armoury, Hampstead Community Centre, Keats Community Library, H&HS, SEGA, NW3 Business Group, the Hampstead Town Team, and Hampstead Town and FrogFitz ward councillors	Discussed projects for using CIL to offset the impact of local development

	development.			
14.11.15 and 12.12.15	Forum initiates <b>project to monitor air quality</b> in Hampstead.	Publicised through email to more than 800 members.	Stephen Taylor, volunteers	Meeting held with volunteers interested in air quality pollution monitoring. 30 diffusion tubes, capable of measuring NO2, put up in specific locations throughout Forum area. Funding obtained from local residents. Results of study will support policies in the Plan's traffic and transport section <a href="http://www.hampsteadforum.org/airquality">http://www.hampsteadforum.org/airquality</a>
24.11.15	<b>Focus group meets at Henderson Court to explore issues concerning accessibility</b> in Forum area	Publicised through email blast to 826 members; letter to the editor, Henderson Court newsletter	Eileen Neilson, Jacqui Hayler, volunteers.	Issues raised will feed into Community/Traffic & Transport sections of Plan  <a href="http://www.hampsteadforum.org/accessibility_meeting">http://www.hampsteadforum.org/accessibility_meeting</a>  Summary of issues arising: <a href="https://d3n8a8pro7vhmx.cloudfront.net/hnf/pages/131/attachments/original/1451923940/Accessibility_2015-11-25.pdf?1451923940">https://d3n8a8pro7vhmx.cloudfront.net/hnf/pages/131/attachments/original/1451923940/Accessibility_2015-11-25.pdf?1451923940</a>
11.12.15	Meeting with NW3 Business Group		Janine Griffis, Andrew Lavery and Mayank Patel of NW3 Business Group	Discussed elements of the Neighbourhood Plan and project for CIL; also how Forum and NW3 could work more closely together
04.01.16	<b>Forum initiated survey of local opinions on priorities for projects on which CIL priorities should be spent.</b> Online survey conducted	Publicised through two email blasts to 829 members.. Online survey conducted.	More than 220 responses received.	Website story: <a href="http://www.hampsteadforum.org/cil_survey">http://www.hampsteadforum.org/cil_survey</a>  Project page: <a href="http://www.hampsteadforum.org/cil">http://www.hampsteadforum.org/cil</a>  Results summarised here: <a href="http://www.hampsteadforum.org/cil_results">http://www.hampsteadforum.org/cil_results</a>

				<p>List of Ready to Go projects:  <a href="http://www.hampsteadforum.org/ready_to_go_cil">http://www.hampsteadforum.org/ready_to_go_cil</a></p> <p>List of projects for further consideration:  <a href="http://www.hampsteadforum.org/cil_projects_for_further_consideration">http://www.hampsteadforum.org/cil_projects_for_further_consideration</a></p> <p>More detailed list of possible projects:  <a href="http://d3n8a8pro7vhmx.cloudfront.net/hnf/pages/137/attachments/original/1451815039/CIL_Project_for_Further_Consideration.pdf?1451815039">http://d3n8a8pro7vhmx.cloudfront.net/hnf/pages/137/attachments/original/1451815039/CIL_Project_for_Further_Consideration.pdf?1451815039</a></p>
3.03.16	<b>Forum holds 3<sup>rd</sup> Annual General meeting</b> at St Stephen's Rosslyn Hill.	Publicised to members by email blast to 826 members, social media, website.	Attended by about 60 people.	<p>Briefed on progress on drafting Neighbourhood Plan. Reported in particular on results of air quality tests. Initiated project to record and monitor local trees. Also reported on progress on CIL funding, Conservation Area Appraisal and Management Strategy revision, ACV designation for pubs, and bat survey.</p> <p>Presentation slides for the AGM can be viewed here:  <a href="https://d3n8a8pro7vhmx.cloudfront.net/hnf/pages/144/attachments/original/1465733386/AGM_pres_030316.pdf?1465733386">https://d3n8a8pro7vhmx.cloudfront.net/hnf/pages/144/attachments/original/1465733386/AGM_pres_030316.pdf?1465733386</a></p> <p>Air quality test results and meeting report:  <a href="http://www.hampsteadforum.org/airtest">http://www.hampsteadforum.org/airtest</a></p> <p>Camden New Journal report on air tests:  <a href="http://www.camdennewjournal.com/poisonous">http://www.camdennewjournal.com/poisonous</a></p> <p>Tree project:  <a href="http://www.hampsteadforum.org/trees">http://www.hampsteadforum.org/trees</a></p>

16.03.16	Meeting with Nicola Tulley and other Camden officials and consultants Fortismere to obtain feedback on draft of Neighbourhood Plan, which had been submitted to Camden.		Nicola Tulley, Brian O'Donnell, Janine Griffis, David Castle, Oliver Froment, Sowmya Parthasarathy, Alex Nicoll, Alison Blom-Cooper	Discussed aspects of the plan, including basement policy. Forum subsequently decided to obtain funding and engage Alison Blom-Cooper of Fortismere to assist the drafting Plan, especially basement policy.
19.03.16	Meeting with Nancy Mayo of Redfrog Neighbourhood Forum			Met to exchange information and strategies
26.04.16	<b>Public meeting</b> with other groups on air pollution at St Stephens Rosslyn Hill	Publicised by email blasts to 832 members and through local press	Attended by 80 members and public	Presented results of our pollution study; encouraged new members to join Forum
16.05.16	<b>Forum launches project on trees</b> , inviting residents to send in details of trees which are important to them.	Email blast sent to 830 members.	Strong response received. About 30 responses received by mid-June and about 60 trees nominated.	Helps create evidence for Neighbourhood Plan.

20.05.16	Meeting with Councillor Stephen Stark and Forum Committee to discuss CIL proposals		Attended by Councillor Stephen Stark, Janine Griffis, Alex Nicoll, Nicola Sinclair	Discussed procedures for recommending CIL expenditure, made plans to set guidelines; discussed initial projects, including Burgh House, Keats library, heritage bins for South End Green and Hampstead High St.
23.11.16	Meeting with community organisations and representatives to discuss CIL priorities	Invitations sent to a wide variety of local bodies	Attended by Janine Griffis (Chair, Hampstead Neighbourhood Forum), Nicola Sinclair, Alex Nicoll (both Committee, HNF), Steven Stark (Councillor, Hampstead Town ward), Siobhan Baillie (Councillor, Frognal and Fitzjohns ward), A. Hendance, Lucy Gannon (Hampstead Heath, City of London), J. Grau (Royal Free charity), Frank Harding, Juliette Sonabend (both Heath & Hampstead Society), Chris Knight, Richard Weaver (both Hampstead Community Centre), Danielle Wilde (Royal Free NHS), Blake Crozier, Philippa Richard (both South End Green Association), Jonathan Bergman (World Peace Garden Camden), Marianne Colloms (Flask Walk Neighbourhood Association), Laurie White (Henderson Court), Liz Nash (Queen's Crescent Community Association), Frankie Kubicki (Keats House), Neil Debnam (Camden Arts Centre), Susan West (Hampstead Safer Neighbourhoods Panel), Bob Warnock (Superintendent, Hampstead Heath),	Discussed proposed priorities for CIL projects; raised questions to be answered; suggested list for further consultation. 

			Andrew Lavery (Hampstead Business Improvement District), Vicky Bobasch, Steven Bobasch (both Keats Community Library), Linda Davies (Chair, New End Primary School)	
27.01.17	Meeting with Camden Council officers to review draft Neighbourhood Plan		Brian O'Donnell (LBC), Janine Griffis, David Castle, Oliver Froment, Andrew Triggs (LBC), Andrew Parkinson, Alex Nicoll, Vicki Harding, Clyde Whittaker, Ben Vanbruggen	Reviewed Forum's changes to draft Plan in response to Camden's comments in advance of public consultation.
1.02.17	Survey of public views on projects proposed for CIL funding.	Survey sent to Forum mailing list; Press release to local papers.	375 responses received.	New CIL priority list created. The proposed projects can be found here:  <a href="https://d3n8a8pro7vhmx.cloudfront.net/hnf/pages/132/attachments/original/1485945768/CIL_2017_proposals_combined.pdf?1485945768">https://d3n8a8pro7vhmx.cloudfront.net/hnf/pages/132/attachments/original/1485945768/CIL_2017_proposals_combined.pdf?1485945768</a>  The results of the survey can be found here: <a href="http://www.hampsteadforum.org/cilresults">http://www.hampsteadforum.org/cilresults</a>
2.03.17	Articles in Ham & High and Camden New Journal		Widely viewed by residents in Hampstead and Camden	Announced the Forum's release of the first draft of the Neighbourhood Plan; publicised the upcoming AGM

8.03.17	AGM and draft Plan presentation at Burgh House	Several email blasts sent to members	About 60 people attended.	<p>Forum presented first draft of the Neighbourhood Plan and answered many questions from members. The draft as presented can be found here:</p> <p><a href="https://d3n8a8pro7vhmx.cloudfront.net/hnf/pages/89/attachments/original/1488804948/Draft_Hampstead_Neighbourhood_Plan_web.pdf?1488804948">https://d3n8a8pro7vhmx.cloudfront.net/hnf/pages/89/attachments/original/1488804948/Draft_Hampstead_Neighbourhood_Plan_web.pdf?1488804948</a></p> <p>Links to appendices of the plan can be found here:</p> <p><a href="http://www.hampsteadforum.org/plan-consult">http://www.hampsteadforum.org/plan-consult</a></p>
8.03.17 – 03.05.17	Mandatory public consultation on draft Neighbourhood Plan	Email blast and reminders containing survey sent to every member of the Forum database; flyers distributed to every household in the Forum area; articles in both the Ham & High and Camden New Journal; hard copies of the Plan on display at Keats Library.	86 responses received	All sections of the Plan received overwhelming support. (See below)
06.04.17	Public meeting on draft Neighbourhood Plan at Hampstead Community Centre	Email blast to Forum members.	About 20 people attended, as well as Forum committee members.	Forum gave presentation on draft Plan and answered many questions.



05.17	Results of public consultation on Hampstead Neighbourhood Plan		86 responses received to online consultation (none received to paper copies left on display).	<p>The responses were overwhelmingly in support. <a href="http://www.hampsteadforum.org/consult_results">http://www.hampsteadforum.org/consult_results</a></p> <p>See <b>Appendix H</b> below for percentage summaries of support for individual sets of policies in the Plan; also for all the individual comments made by respondents, as well as the Forum's responses to the comments.</p> <p>See <b>Appendix I</b> for the London Borough of Camden's comments to draft Plan.</p>
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## Appendix A

### **Burgh House meeting sees a Living Village**

*On 26 January 2014, about 50 people gathered at Burgh House to discuss what was important to them about Hampstead, and their priorities for the village's future. The purpose was to begin setting the mandate for the Hampstead Neighbourhood Forum, which is being established to develop a Neighbourhood Plan under the provisions of the Localism Act.*

*The meeting was held in a 'World Café' format, designed to stimulate conversation around small tables. Each table was given a question intended to provoke the expression of views. This report groups the ideas expressed into themes that could form the basis of the future activities of the Forum – and thus of the eventual plan. While these themes appeared to be important to all those present, a wide range of views – in some cases far from unanimous – were expressed.*

### **A Living Village: Themes for Hampstead's Future**

Residents like to talk about Hampstead as a village. It is 'an idea as much as a place'. It has an element of romance to it, of Bohemia: it is not seen as 'suburban'. The lively High Street and historic buildings contribute, and the Heath is vital. But most of all Hampstead is a community of people. It is made up of residents of all ages, business people and providers of essential services.



A top priority for the Forum is to maintain this village atmosphere. But this does not mean just keeping it the same. All communities depend for their vitality on embracing change. For example, many residents think it is very important to encourage greater diversity among Hampstead's shops and businesses. They say that businesses that are not part of national chains need to be given a fair chance to thrive.

What are the important elements of building upon a thriving village so as to make sure that it continues to reflect the aspirations of those who live and do business in it? Three central themes emerge from the discussions at Burgh House:

- enhancing and preserving a beautiful environment
- developing a sharing, caring community
- dealing sensibly with traffic and transport issues

## Environment: intelligent planning

Hampstead is a beautiful place, and an important part of the Forum's role must be to keep it that way. But good planning will have a role beyond that of preservation. It will help to foster a thriving, diverse community.

The fact that Hampstead is a Conservation Area, with the planning disciplines that this involves, means that our environment already has significant protection. Nevertheless, residents have a number of concerns.



The Burgh House meeting saw the Forum as a means for residents and those who work locally to unite constructively to deal with threats to the neighbourhood. If they were able to decide collectively what was most important, they could be more effective than was possible otherwise. They could obtain better strategic control of what kinds of development should or should not be permitted, and what kinds of development should be encouraged.

Some issues are already well rehearsed, particularly that of the addition of basements to properties. Rather than labouring this, however, residents spoke instead of keeping Hampstead buildings – and the village in general – on an appropriate scale. Good designs could be debated with developers.

Another issue that has been with Hampstead for more than a century has been that of encroachments onto the Heath. If there is any issue that has long been able to mobilise opposition to construction projects, it is this one. And the Forum will not take a different position: the Heath is widely seen as a vital and wonderful part of our neighbourhood.

More specifically, views were expressed on the following environmental issues:



\* Trees. One group considered how to keep Hampstead leafy. They proposed that there should be a requirement to plant two or three trees for each one felled. Camden staff working in this area deserved more support and funding, and help in finding locations to plant new trees. Magistrates should issue heavier fines for breaching tree regulations. Requirements could be placed on developers to plant

trees. Trees could be mapped and listed.

\* Housing and Heritage. There is a good mix of housing in the neighbourhood, but a larger amount of affordable housing is needed, and what's there needs to be protected. Use could be made of derelict Council properties, and better use could be made of spaces above shops. Affordable housing should be promoted when particular opportunities arise, such as the New End nurses building, the Queen Mary's facility and the police station. Respecting and protecting the heritage of Hampstead was seen as crucial in protecting the area's special character.

\* Public spaces. Residents feel these could be better cared for. Unnecessary road signs could be removed as part of an effort to 'de-clutter'. Estate agents' signs are a familiar bugbear. Pavements should be renewed, and there should be closer attention to lighting, rubbish, water leaks – perhaps by 'street wardens'. Some people would go further: they want to encourage more street life, with stalls and markets. They would like real 'play streets' for children. At any rate, keeping the High Street/Heath Street area and the South End Green area as lively hubs of commerce and employment is universally seen as very important.

\* The Heath. The view was expressed that 'it should never change'. The Heath and Hampstead Society is already well-established and influential in preserving it, and it has a benevolent overseer in the City of London Corporation – though this does not prevent issues arising such as the current argument over dams on the ponds and, more perennially, of cycling routes. Of particular concern were developments on the fringes of the Heath.

\* Private spaces. Some thought there should be tighter controls on development of back gardens – both basements and constructions that obstructed light. With an eye to the current controversy over the White Bear, residents thought change-of-use decisions should rigorously promote diversity of businesses and residences. The view was expressed that building or paving over front gardens should be banned and new crossovers to make parking spaces should be prohibited. There were many conversations about trying to mitigate the negative impact of building works on neighbours and neighbourhoods.

## **Community: share and care**

'Connectedness' is important to Hampstead's future in several ways. The word implies being linked through digital networks, but it also



means ordinary human contact. People living in Hampstead may have known for years their greengrocer, their optician, their pharmacist, or the person on the till at Tesco; and these people know them. This is just as much a part of village life as knowing neighbours, or recognising each other on the bus or Tube. Building more connections within the community will help people to look out for each other, to build better services for each other, and to know each other better as customers and providers.



For example, in some streets residents have grouped into email networks that help them to communicate if neighbours are ill or in need of help. This kind of outreach could be developed further: several ideas were put forward. These included knowing and caring for neighbours, being aware of their absences and illnesses, telling them in advance about parties, looking after pets and houses. (Though not every resident would necessarily welcome such an approach.)

Networks can have other functions. For example, they could be used to rally views and support when issues arise that are important to the community. A further example is the recent creation of smart-phone apps that enable local people to exchange information and opinions. Another suggestion was the exchange of infants' clothes and pushchairs for parents with young children. It was also suggested

that information about rubbish, poor lighting and damaged pavements could be exchanged through networks with a view to mobilising remedies (though there are good avenues for reporting such problems to Camden Council).

One section of the community that needs particular attention is the elderly, especially those who live alone. The view was expressed that there needs to be better care for those with Alzheimers/dementia, and that NHS services could be better monitored and reviewed by residents.



Business is a vital element of the local community. As mentioned above, residents strongly want to see a greater variety of shops and businesses. To help this happen, it is necessary to consider what would help them to flourish. Lower rents and taxes would be an important element, but not the only one: they also have to be able to take delivery of their goods, and customers and staff have to be able to reach them easily.

There are many service providers who are part of the community: doctors, dentists, solicitors, cafes, restaurants, pubs, estate agents,



banks, the Post Office, Transport for London, Camden Council staff – to name just some. The Royal Free Hospital, though outside the Forum's area, is an essential and large part of Hampstead. There are many schools, to which many residents send their children.

It was suggested that schools – both state and private – could play their role in the Forum project. A youth committee was one idea, made up of school students. Schools could be involved in projects about Hampstead's history and life, with their work to be displayed in shop windows. One project idea: what makes a village?

Also mentioned was the need to improve cooperation between private and state schools, to improve special needs education, and local facilities for the young.

Cultural events are a further essential element of the community, with theatre, music and literary events all frequent. Keats Community Library has been much discussed. There are also local walks highlighting historical points and, for example, for birdwatchers. Information about these could be exchanged more actively.

More broadly, the area needs to ensure that it contains centres of excellence that provide services for all, such as Camden Age UK's Henderson Court resource centre. Another important element of community life is a sense of security, and this requires confidence in the presence and accessibility of the police. The closure of Hampstead police station – something that the community fought for many years – has highlighted the fact that this issue remains unresolved.

Overall, the spirit of all these ideas is one of sharing of practical activities, talents and skills. It is of outreach among those who live and work locally, so as to build a stronger community.

## **Transport and traffic: a smart approach**

Hampstead exists as part of one of the world's biggest, most visited and most cosmopolitan cities. It is a distinct neighbourhood and village, but it is not isolated from the rest of London – and nor should it be. Public and private transport, as well as commercial traffic, are essential lifelines.



This issue provokes strong and diverse opinions. Some people would like to see roads pedestrianised, or reserved for residents. Some would like to see enforced sharing of vehicles. Others tend to see transport as a normal part of life – and of a neighbourhood’s vitality.

Leaving aside more extreme views, there were two issues on which there was general concern. These were heavy goods vehicles (HGVs), and the school run.

HGVs were seen as damaging streets and trees, and unsuitable for Hampstead’s small roads. Deliveries to local businesses should be made in smaller vehicles. One specific question was whether the high speed rail project HS2 would lead to a flow of heavy construction vehicles through Hampstead.

Meanwhile, the school run was seen as contributing an inordinate amount of traffic to Hampstead, though few remedies were suggested.

A further concern is the speed of traffic, in spite of the recent imposition of a blanket 20mph limit. There has been a long-standing debate about whether further restrictions, such as speed bumps, are effective or desirable.

Residents generally see Hampstead as quite accessible by trains and buses. One concern was the linkage between the High Street area and the South End Green area, which perhaps could be improved by changes to bus routes, or the addition of a shuttle bus.

Cyclists would like to see more cycle lanes, and more and better bicycle racks. The need for charging points for electric-powered vehicles was also mentioned.

Surprisingly, the issues that aroused concern at the Burgh House meeting did not include parking – perhaps indicating that residents feel Camden’s parking restrictions strike roughly the right balance. However, again the views of businesses will need in future to be balanced against those of residents.

In the same spirit, a smart approach to transport and traffic will seek to meet pressing concerns expressed by both residents and businesses in a manner that will permit the development of a vibrant community in which both can flourish to mutual benefit.



*The Hampstead Neighbourhood Forum will hold its first Annual General Meeting at 7pm on Thursday 6th March, at Hampstead Community Centre, 78 Hampstead High Street. The meeting will be an important step towards application to Camden Council to be designated as a neighbourhood forum under the Localism Act.*

Pictures: Miki Yamanouchi

## Appendix B

# First AGM considers Hampstead's future



The inaugural AGM of the Hampstead Neighbourhood Forum was held at Hampstead Community Centre on 6 March 2014. About 80 people attended. This marked the formal establishment of the Forum: a constitution was adopted, area boundaries approved and a committee elected. Afterwards, there was an informal brainstorming session. This is the report on what was said:

### **How to Improve Living Hampstead: Suggestions from a community brainstorming session**

*People who attended the Hampstead Neighbourhood Forum's first AGM were invited to circulate around tables at which particular topics were discussed. The ideas below come from local residents and people who work in Hampstead. Some people may disagree with some of them. Some of the suggestions might be for things already being carried out by the Council or other organisations. Though these ideas*



*represent a great start, they will need to be explored further before becoming a coherent set of proposals that could make up a Neighbourhood Plan.*

**Work:**

*Theme: how to encourage work opportunities in the community, especially for young people?*



1) According to a South End Green business owner, there is demand for apprentices that is not being met by teenagers and young adults. Participants made suggestions to address this:

- Could the Forum host or promote a network to connect area youths with area employers? Perhaps this could be done through the Forum's website, or by making other communication links between local employers and local schools: for example, by fostering job fairs and encouraging local business associations to post information on opportunities on school databases.
- Short-term work placements (such as holiday or one-week placements) are difficult for employers to accommodate, especially small independent businesses. There may be more opportunities for longer-term commitments to after-school or weekend positions
- Perhaps an employer/youth network could be expanded (with the Forum's encouragement) to include people who work from home, not just high street shops/businesses, so that people who work from home in the community may be able to gain access to volunteer or paid young talent for particular projects
- Similarly, to encourage youth volunteering, perhaps the Forum could host and promote a youth/elderly network to better connect teenagers with elderly people in the area, to encourage voluntary services that teenagers could provide, such as dog-walking, high-street shopping.

2) Can the Forum's Plan encourage the retention or expansion of business/office sites through planning policies? Perhaps by restricting offices/business locations from being shifted to residential or other use?

3) Could the Forum (through the Plan or otherwise) encourage vacant shops to be used as sites for pop-up shops, which often are initiated by young adults who cannot afford permanent sites?

### **Play:**

*Theme: how to improve play areas for the area's youth?*

1) Designate certain streets to be closed to traffic at specified dates and times, to allow children to play in the street. This would have to be coordinated with residents to minimise disruption, and may involve broader traffic plans to re-route traffic during designated play times. (Gardnor Road is a designated Play Street though in practice this does not mean any kind of street closure.)

2) There is a lack of good playgrounds for older kids (not just pre-school). It would be good to have another adventure playground in the

area, perhaps inside the Heath off East Heath Road. Could a place for a skateboarding ramp be found?

3) Play areas, especially for pre-schoolers, could be made dog-free.

4) Could other areas within Hampstead be identified that could be made child-friendly – for example, the fenced-in area surrounding the large tree on Oriel Place?

5) It is difficult for people to know where on the Heath they are permitted to cycle – could better mapping help guide cyclists and make cycling on the Heath more enjoyable?

### **Streets and traffic**

*Theme: how to make Hampstead a better place to walk in, an easier place for older and disabled people, and an easier place for children to get to school?*





1) Create a sustainable eco environment with low emissions and less clogged roads. As part of this, ban HGVs, discourage four-wheel drive vehicles, and make goods vehicles deliver out of rush hours. In addition, stagger school opening times, encourage school buses and cooperation between parents regarding travel to school.

2) Pedestrianise Heath Street and/or the High Street - if not permanently, then at least on certain days of the month, for example at weekends.

3) Create better and safer pedestrian crossings.

4) Build a better-planned, safer and more pleasant environment. Elements of this would include improved lighting; no street clutter; more benches; good, even pavements; drinking fountains; hanging baskets; public toilets; tidy up streets cluttered with recycling bins; safer

cycling routes; encourage planting by residents – a competition?

5) Ensure easier access to shops and services for wheelchair users and people with disabilities – for example, handle bars. Make Hampstead tube station accessible.

6) Encourage enforcement of the laws on dog mess, driving while talking on mobiles, cycling on pavements

7) Safer walking for children to school, and encourage them to do so (with 'eco-points'?).

### **Hampstead as a Heritage Project**

*Theme: what should we protect and encourage, and what not?*

Many residents are concerned about basements being excavated in the area, because of the powerful impact that such developments have on adjoining properties and residents. Some people want traditional styles and materials to be used when renovating old buildings and constructing new ones. The following specific ideas were put forward:



- 1) Prepare a local list of what we like and don't like, citing specific examples from buildings to structures to views and spaces (as a record rather than a directive).
- 2) Produce a map showing the location of basement additions and investigating effects on adjoining properties and residents.
- 3) Make suggestions for ways Camden's Basement Impact Assessment document can be improved and adapted for our area.
- 4) Highlight the diversity of architectural styles that make Hampstead so attractive, as a way of persuading people that good modern architecture is worth celebrating.
- 5) Through talks and discussions, draw attention to Hampstead's old houses and the way they are constructed.

- 6) Form a group to study Camden's Supplementary Planning Guidance and propose suggestions for adapting this to our area.
- 7) Celebrate Hampstead's cultural heritage through, for instance, poetry competitions in local schools.
- 8) Include representatives from the local literary/cultural/artistic population on the Forum.
- 9) Acknowledge the place of good modern buildings – of which there are not enough in Hampstead – in the area.

### **Trees and Open Spaces**

*Themes: how to protect and enhance trees? Where to stop and sit?*



1) Several people were keen to open up the space around the large plane tree in Oriel Place, to which the gates have been closed for years. Camden, which owns it, could be asked to look for ways to open it during the day. It should be a place where – with better lighting and attractive landscaping – shoppers could drink coffee or eat fish and chips. Sponsorship by Gails or Melrose & Morgan was suggested – with staff locking the gates when they close their shop, in return for a board advertising the sponsorship.

2) Other small spaces were identified on The Mount and Holly Hill. These and others could be brought up with Camden.

3) The loss of Play Streets was regretted – with memories of a mother who blocked off a small road in the Frognal area with her car and supervised children's play with neighbours. It was suggested that a mapping exercise for Hampstead could include childrens' play areas such as Spedan Close, the bottom of Downshire Hill, the dog-free play area on the Heath etc.



4) Another feature for mapping was benches and places to sit.

5) People were keen to map trees, such as those subject to Tree Preservation Orders, 'interesting' trees such as the ginkgo in Gainsborough Gardens, historic trees such as the oaks, trees important for biodiversity, and loved and beautiful trees.

6) This could include looking for gaps between bigger and older trees, such as those in Fitzjohns Avenue. Younger trees of the same species could then be inter-planted, ready for when the big old trees died in the future.

7) This led to discussion about mapping being able to monitor tree health and watering. More vulnerable trees such as newly planted ones could be highlighted on the map at times of low rainfall so that people could click on the ones they could water regularly, ensuring they were all covered. A Facebook page could enable people to 'like' individual trees, adding support to efforts to preserve them during planning and building.

8) A wish was expressed to have a say in which tree species are planted. (Camden tree officers are actually very keen to discuss this with local people.)

9) Trees should always be replaced: preferably, more should be planted than fall or are felled.

10) Concern was expressed about utilities and developers digging too near tree roots.

11) Dog mess was a big issue: "those people who run with their dogs and don't stop to clear up the mess"; "people who put it in plastic bags but leave it on the ground"; "You never see a policeman walking in Hampstead, so nothing will happen." It was suggested that photographs of offenders could be posted on the notice board on Flask Walk.

### **Working And Shopping**

*Theme: could more people work here? If so, where to shop? Who shops here? How to make it better.*

1) Pedestrianise the High Street. If this cannot be done permanently, perhaps once a month the High Street could become “pedestrians only” say from 10-2pm, and events such as a Farmers Market could take place. But we would need to take into consideration what would happen to the traffic.



2) There are too many shops selling the same thing, for example mobile phones and property. Would it be possible to look at planning use and diversity when a new business proposes to set up? It was noted that in the past, two shops trading in the same thing could not be next to each other. Could this be looked at?

3) Improve the feel and look of the High Street area:

- Shop fronts to be the same (cf Regent Street) with permission required to put the name of the shop in a particular style. This could improve the feel of the area and eliminate tackiness. “Conformity and agreed design”.

- Continue improvement of street waste bins and lamp-posts. The more lamp-posts the more possibility for hanging baskets and Christmas decorations and a more pleasant feel to the High Street.

#### 4) Shops:

- Some wish for a big supermarket, but it was noted that when this has been suggested in the past, lack of space for deliveries has been a problem.
- Wish for more variety of shops, for example, a tailor, a shoe shop for men.
- Lobby Tesco over what products they stock, and a wish that they would sell what the locals want to buy.
- Keep the crepe stall.

5) A protocol could be developed for discussion with the Forum at an early stage in the planning process when a proposed plan failed to conform with the Neighbourhood Plan. This would allow the possibility of informal conversation between Camden and two or three selected people from the Forum. Perhaps local councillors could be involved - aiming for “positive negotiations” with the local authority, and a great opportunity for shared planning and conversation.

6) There is great concern over the high levels of rents and rates. Existing businesses find it hard to afford to remain in the area, and new businesses are discouraged from starting up. What can be done about this?

7) We need to remember that there are two work/shopping hubs in the Forum area – the “Village” and South End Green.

8) There was a conversation around how to bring back the “golden” feel of the Sixties to Hampstead and South End Green – a quality that is hard to pin down and articulate. One suggestion was that there were no parking restrictions; there was an Art Fair that took place annually at the top of the High Street and there was recreation at Whitestone Pond eg boat sailing, donkey rides, family time. (It was noted that model boats can again be sailed on the Pond.) How to create new golden times?



## **Festivals and parties**

*Theme: what to celebrate and when? New ideas for events. Reaching new volunteers*



### 1) Local Residents vs. Visitors

Some participants felt overwhelmed by the throngs of visitors coming to Hampstead for the summer and winter festivals. Others were proud and delighted that they generated interest – that it is a wonderful way to ‘show off’ the village. The winter festival was considered to be a real success in that regard.

### 2) Big vs. Small

There was quite a bit of debate around the appropriate size of festivals. Some people would prefer more street festivals to generate more of a local neighbourhood feeling. Some thought the winter festival had become far too big from a crowd management perspective. Others thought it was terrific and that it generated a really positive energy across the village.

### 3) Commercial vs Non-Commercial interests

Some participants felt there was generally too much commercial focus on the summer and winter festivals. All the focus on generating footfall on the High Street seemed to be more about attracting people into Hampstead for business than doing a fun festival for locals.

### New Ideas:

- Street festivals could happen at around the same time to create a unified general ‘Hampstead Streets Festival’ that would feel more ‘local’ and also attract visitors
- Generate ‘successful street party guidelines’ based on well-established ones like Gayton Road.
- Go beyond ‘street’ parties and have other immediate neighbourhood activities based on other sorts of gatherings:
  - An annual gathering at a resident’s home
  - Wine tasting
  - Picnic on the Heath
  - Cupcake competition

- Pot luck suppers
  - Morris dancers
  - Burns Night at Burgh House
- Advertise festivals and parties at local restaurants/pubs/bars/shops/libraries
  - Get restaurants and pubs/bars to sponsor local street parties and set up stalls for food and drink as part of regular events
  - Have ‘themed’ festivals that go beyond a ‘summer’ and ‘winter’ festival:
    - Arts Festival
    - Dickens Festival
    - Bastille Day - July 14th Festival
    - Literary Festival
    - Mary Poppins Festival
    - Oktoberfest or Harvest Festival for all the pubs - potentially linked to Literary Festival
  - Publicise Pub parties by ‘type’ eg:
    - Magdala: comedy
    - Duke of Hamilton: show and party downstairs
    - Hollybush: wine tasting

### **What else?**

*Theme: what else might we do as a community? What could we ask for?*

### **Health and Wellbeing: for example, dementia**

Objective: Making sure elderly people get the correct care.

Problem: Without the right knowledge, well-intentioned effort care can lead to the wrong care solutions.

Remedy: Ensure residents know and call national helplines to ensure support for elderly neighbours in need.

### **Beautify frontages of houses**



Objective: A consistent sense of beauty walking through

Hampstead

Problem: Some house-fronts are neglected, have rubbish or rubble, or lack plants.

Remedy: Establish a helpline to connect to a 'gardening club' for advice on how to maintain, what to plant, available services and costs. Volunteers could make an appointment to help residents.

## **Bohemian Community**

Objective: Create a vibrant bohemian atmosphere in Hampstead

Problems: Artists, writers, etc. have to move out of Hampstead due to high rents and property prices and the lack of affordable housing. Local pubs and cafes, which used to be community meeting places, have been replaced by 'sanitised' gourmet pubs and chain cafes. Local shops have closed because they cannot afford the high rents. Some people think conformity of buildings and shops has been prioritised over diversity.

Remedies:

1) Close down main or side-streets once a month to have

- Farmer's (Food) Markets
- Community celebrations / festivals
- Art markets
- School or charity festivals
- Local shopkeepers' markets

2) Support local pubs and shops

3) Establish an 'Artists / Writers in residence' Scheme

- Artists / writers can live in Hampstead for 3 months / a year (for free or minimum rent).

- Artists could live with interested families in big properties over the summer and get a 'local credit card' with a credit of eg £ 500 to use in local pubs, shops and shops.
- A 'local credit card' could be arranged with one of the big retail banks in Hampstead accepting payment to participating pub-/shop-owners.
- Studio space could be improvised in schools, community spaces, etc, for example during the summer break
- Set up an 'Artist village' on the Heath (for example, at the fairground) for three months

- Artists / writers / musicians could work with schools for a year and enter a contest for the best music event / arts project publicly exhibited.

- Have an exhibition / concert / reading event in prominent place at the end of the year.

4) Establish a leaflet scheme (weekly or monthly) to post all local events in that specific week or month, together with local press.

Volunteers distribute leaflets to households, at stations or in shop windows.



Pictures: [Miki Yamanouchi](#)



## Appendix C

# Community tea: ideas on Living Hampstead



About 120 people came to our community tea party at St Stephens, Rosslyn Hill. There was lively discussion around tables on conservation and housing, community and business, and trees and transport. Many people contributed their views verbally and on Post-it notes.

Thank you to St Stephens and to Gail's Artisan Bakery.

# LIVING HAMPSTEAD

## COMMUNITY TEA

*About 120 people attended the Hampstead Neighbourhood Forum's community tea at St Stephens, Rosslyn Hill, on 27 April 2014. All were invited to offer their ideas for the future of Hampstead, and to express their concerns about the neighbourhood. They moved between tables at which discussions centred on conservation, housing, business, the community, transport and traffic, and green and public spaces. What follows is an attempt to capture the many thoughts expressed.*

*The community tea, like other similar Forum events, forms part of an effort by the Forum to understand what is important to local residents and businesses. This report reflects the thoughts expressed by many different people, who may not agree with each other. Including particular opinions in the report does not represent endorsement by the Forum. In the coming months we will seek to distil the many opinions we have heard into themes and policies that will form the heart of the future Neighbourhood Plan.*

*Thank you to St Stephens, Rosslyn Hill and to Gail's Artisan Bakery*

### **Green and Public Space**

A. There was a lot of concern expressed about the change in the mix of housing in Hampstead, toward larger more expensive homes where wealthier buyers are forcing out less wealthy people

- Lack of restrictions on basements and extensions has reinforced this trend and has played into the interest of developers who want to develop larger houses.
- Can there be restrictions created on developers who buy houses as an investment rather than their own residence?
- Stricter restrictions on basements and protections on private gardens could help maintain Hampstead's diversity.

- One suggestion was to increase Council tax (creating a new band) payable by householders that have developed down or out (basements/extensions) or otherwise created a loss of green space.
- Can restrictions be imposed to restrict the sale of public housing to private housing?

B. Developments should be restricted around the fringes of the Heath

C. A couple of people expressed their wish to create play time areas/times on Hampstead streets for after-school play – one mother said that she has tried to organize play time on her street but she faces significant resistance from motorists and neighbours, so feels that she and others like her need support from a neighbourhood institution

D. A concern was raised relating to the Corporation of London's management of the Heath, in particular to the lack of accountability – that the Corporation of London does not seem to represent residents and that it is difficult for residents to get their views heard effectively by the Corporation

E. There was significant discussion about basement developments and paving over of gardens, with many people expressing their view that garden and paving developments should be restricted.

- In particular, water risks were raised: increasing risk of flooding when green spaces are paved over and the risk of diverting groundwater as a result of basement developments, with unforeseeable effects downstream
- Threats of structural damage to neighbours' properties caused by basement developments

F. A question was raised as to whether there was a lack of awareness of open spaces owned/managed by Camden, and that it would be useful to do a survey of Camden owned open space and communicate this to residents in a map or otherwise. One person asked whether the triangle next to St. Stephens Church was owned by Camden and if it could be used as a playground

G. Similarly, there were concerns expressed that there is a need for better awareness of all open spaces that residents can use (examples mentioned were the observatory by Whitestone Pond, the Fenton House garden, the Pergola hidden garden and available

allotments) – suggestions mentioned were to create a map of all open spaces in Hampstead available to residents

H. General concerns were raised about cleanliness and litter on streets and in the Heath, including one suggestion that more street rubbish bins are needed

I. There were several comments relating to the Heath:

- One resident raised a concern of pests in the Heath – specifically an increase in rats located close to the Priors/children's playground that may have arisen from water-logged ground – that there is a need for better pest control
- Another concern was raised relating to unsociable behaviour on the fringes of the Heath and open spaces in South End Green, with men drinking heavily and causing a nuisance and threatening to residents – perhaps there should be tighter controls over alcohol sales at certain times of the day (late afternoons) that aggravates this behaviour and/or restricting unsociable alcohol consumption on the Heath, especially on Heath walkways
- The Heath should be mowed more frequently, to be more people friendly
- The proposed dams on the Heath ponds were opposed
- Trees in the Heath should not be cut down, in particular the trees around the women's bathing pond
- There should be greater awareness and protection of wildlife – in particular, dogs should not be allowed to swim in Heath ponds during cygnet nesting periods

J. There were several comments relating to the use of public space in Hampstead:

- There should be more weekend days when Hampstead High Street is closed to traffic, creating a pedestrianised shopping street (this comment overlaps with Traffic) – perhaps once a month or quarter. Questions were raised whether regular pedestrianisation would be a positive or negative factor for local shops.
- Re-introduce the weekend arts fair on the pavement next to Queen Mary's site by Whitestone Pond.
- The Community Centre makes a positive contribution and is a valuable local amenity, including providing good local courses and the Card Aid Shop at Christmas time.

## **Conservation**

### **Things people like**

- Character of the area: diversity of architecture, interesting walks in tiny lanes, leafy roads.
- Hampstead's beautiful landscape and many green spaces; well-kept Heath.
- Rich cultural scene with good use of historic buildings for cultural events: interesting exhibitions, lectures, courses, drama, at Burgh House, Keats Library, U3A (Old Town Hall), Pentameters Theatre, Fenton House, St Stephen's.
- Positive community feel to area. Hampstead Community Centre, with its markets, charity Christmas card shop, and daily activities, provides a real service to the community. Lovely Peace Garden in South Hill Park, created by the local community.
- Binmen do a great job in the village (but see below).
- Regulation of fairs on the Heath has made noise level more community-friendly.
- Sports facilities, running track, playground on Parliament Hill good and much used.
- Good conservation area planning constraints

### **Things that could be done**

- Hampstead needs more useful/real shops and businesses, so Camden to be asked to use discretion and reduce business rates for useful shops and businesses to make Hampstead more business-friendly. Raise money for this by introducing new banding on Council Tax so that large/empty/investment-only properties are correctly and fairly taxed. Camden to sell commercial properties it owns in Hampstead.
- Shops/restaurants to take responsibility for their own rubbish rather than leaving it on pavement.
- Royal Free to fund appropriate areas for smoking, and to provide bins/posters, to prevent street litter.
- Camden to provide more dog waste bins; raise money by charging for dog waste bags.
- South End Green bus terminus area: drivers to be encouraged to keep area tidy and not litter with cigarette butts.

- Public notice boards/monthly directory to inform people of all the good things happening in Hampstead.
- South End Green beautification: working fountain, hydroponic roof to listed public toilets; more planting on Green;
- Bring back: 1) weekly affordable art fair/art display at Whitestone Pond/Upper Heath Street; 2) rat catchers; 3) hanging baskets to South End Green
- Bring in: 1) guidelines for community-appropriate shop signs; 2) original fence/wall outside Keats House; 3) Hampstead-appropriate rubbish containers
- Reduce: 1) street furniture and street markings; 2) wheelie bins
- Improve: maintenance planning
- Maintain: conservation zones

### **Things that should be stopped**

- Plastic replacement windows/removal of Victorian leaded windows
- Concreting of front gardens and/or turning front gardens into parking areas
- Security lights that are light pollution for others
- High fences/fortresses/security gates which impact on streetscape
- Camden imposing market rents on retail property

### **Housing**

#### **Things people like**

- Diversity of architecture/good modern architecture
- Camden's planning system works well – most of the time
- Planning restrictions

## **Things that could be done**

- Allocation of empty council-owned buildings for affordable housing
- Turn former police station into nurses' home
- Camden planning to emphasise/support affordable housing for key workers in Hampstead
- Bring back rent control
- Public funding for objectors to unreasonable planning applications
- Fine owners who lie/obfuscate in planning applications
- Impose taxes on empty houses; introduce time limit for development or time houses remain empty
- Limit planning applications to 3 years, with no renewals allowed
- Allow higher density housing/reduce excessively tight development controls
- Retention of mixed housing economy
- Involve children in discussions about the future of Hampstead – they are the future
- Extend conservation area

## **Things that should be stopped**

- All basement development
- Concreting of front gardens/making gardens into parking areas
- Plastic replacement windows/removal of Victorian leaded windows
- Modern architecture in heritage site
- Over-high fencing/security gates/fortresses
- Mansion tax – a lot of people would have to sell if this was brought in
- Stop people interfering with householders' rights to build a basement; they help extend housing space and even help older generation + younger generation stay with family

- Demolition of houses that suit the environment to replace them with 'modern glass cubes'
- Property/land hoarding that blights the neighbourhood
- Camden's inadequate descriptions on planning applications, as well as letting through too many applications

### **Transport and Traffic**

A. Concern was raised about balancing safety and movement among cars, cycles and pedestrians

- Cars and cyclists jumping red lights causing safety problems for pedestrians
- Would use of "yellow box" (criss-cross lines) on roads be helpful to slow down traffic?
- There should be a cross-Borough review of cycling paths and streets to make cycling safer

B. There was a sentiment that motorists are being given precedent over cyclists and pedestrians, when the priority should be the reverse (motorists should have lowest priority)

C. There was a discussion that many particular traffic issues (such as blocked views by parked cars on particular corners, such as Fitzjohn's Avenue and Prince Arthur Road) are outside planning issues that can be dealt with in a Neighbourhood Plan, yet residents do not know who at Camden Council to contact about these issues or that the Council is not responsive to individual concerns – can the Forum be helpful in educating residents on how best to deal with the Council on their particular traffic issues?

D. The new 20mph speed limit could be helpful for pedestrian safety, but this must be enforced to be effective

E. Cycling

- Barclays bikes should be introduced to Hampstead
- There is a need for more sheltered bike parking and storage in Hampstead



- Could electric cycles be encouraged (better to handle Hampstead's hills), such as subsidies for over 70-year olds to buy/hire electric bikes or for electric “back wheels” (Copenhagen wheels)?
- More cycle routes are needed
- Create a cycle path around the Heath
- There should be strict enforcement of no cycling or skateboarding on pavements and through red lights

F. There should be restrictions on big lorries and coaches driving in Hampstead

G. There was a lot of discussion concerning school-run traffic

- Could there be designated drop-off areas -- for example, near Whitestone Pond -- where children could be dropped off safely and then have safe walking paths to the schools; this would regulate traffic and drop-off stopping
- Another suggestion was to create a one-way system around the streets off Fitzjohn's (at least during school run times) to better regulate traffic (a Camden Town one-way system was cited as an example)
- Could a licence fee be imposed for those wishing to drive into central Hampstead to drop off children to schools as a deterrent?

H. One person questioned the value of electric car charging points, as the current charging points are not used enough to justify the use of these spaces

I. There were several comments relating to buses:

- More buses are needed in Hampstead; the existing buses provide a good service but it would be good to have more buses serving more destinations/routes.
- There should be a bus that travels between Belsize Park and Hampstead Tube stops, as part if not all of its journey.
- The intersection of South End Green and Pond Street is a mess of bus terminals and pedestrian crossings.

J. A few people suggested that better maps are needed in Hampstead, to help pedestrians to get around Hampstead and the Heath, especially day-visitors who arrive by Tube – this would include better and more accessible maps at the Tube stop, on the streets and in the Heath itself (this suggestion overlaps with Public Spaces, such as the Heath, discussed below)

K. Several people commented that they opposed the proposed HS2

L. Hampstead should have more car parking

M. There should be handrails on very steep paths to prevent falls, such as at Streatley Place

N. Links should be developed with TfL regarding Dial-a-Ride/Taxi Card to provide more accessible transport

### **Business and Community**

1) Concern was expressed about the difficulty of setting up independent businesses in Hampstead. In particular, it is hard to connect people who have ideas with funding. Other obstacles include high and rising rents charged by landlords and rates charged by Camden; poor signal for mobile phones; the large number of estate agents and mobile phone shops. People want more local businesses in the area and fewer chain shops.

Several possible remedies were suggested:

- Marylebone High Street was cited as a model in terms of managing a mix of shops. (It was noted that South End Green has lost a lot of ‘useful’ shops such as the post office).
- A local business trust fund could be established to help fund new businesses. This could perhaps be funded by a local purchase tax or similar means.

- More networking, for example, a social media site or similar means of connecting possible business partners; a local crowd-funding site; a network of sole traders; a website to connect local available venues with pop-up businesses; a mentoring service to provide advice to local start-ups on business plans, budgets etc
- If local people want to see more local independent shops and fewer chains, they need to frequent them to help them stay profitable.
- Encouragement of pop-up markets, shops or galleries.
- Better advertisement of vacant shops.
- Fewer hours of residents' parking.
- Lower rents.
- Lower rates.
- Better mobile signal.

2) Many people expressed the view that there is not a sufficient sense of community in the Hampstead area. People do not know their neighbours. It was strongly felt that the community should take action so that people can connect more easily. There is not enough volunteering. Information does not flow within the neighbourhood. People are too cautious about getting involved in things. The Cancer Research shop on Hampstead High Street, for example, has great difficulty in recruiting volunteers in spite of engaging with local schools and other bodies.

Several suggestions were made to overcome this general problem.

- More street parties. The point was made that face-to-face contact and eating together are very powerful ways of connecting people. Mutual trust cannot be established only through IT networks. Some people suggested a regular community shared meal.
- Establishing local email and other IT-assisted groups that could help, for example, to make people aware of volunteer groups, and to provide assistance to the elderly. The example of South Hill Park/South Hill Park Gardens was given.
- A regularly updated directory list of local events and amenities.
- Communication via discussion groups organised through local doctors' surgeries.
- Having street champions.

- A more active role for churches in the community.
- Better community notice boards.
- The example was given of Herne Hill, where a community greenhouse produces food that is shared by the community.

3) It was thought that there should be more community spaces. The example was given of Mount Vernon, where local people took action to improve a space that had fallen into disrepair and was infested with vermin. (However, the bureaucratic obstacles to showing community spirit in this way were also mentioned.) The space at the corner of Pond Street and South End Green was cited as a place that could benefit from similar action. (And there were complaints about the state of the whole area around the 24 bus terminal, with allegations of littering and other unwelcome behaviour by TFL staff).



**HAMPSTEAD**  
NEIGHBOURHOOD FORUM

www.hampsteadforum.org  
info@hampsteadforum.org  
Follow us on Twitter @hampsteadforum

## Here is your vision for Hampstead

### ... do you agree?

**Welcome!**  
Please take some time to read through the proposed vision for Hampstead and South End Green. This document is intended to inform and consult local residents and those who work in the area on how you would like to see the neighbourhood develop in the future. We would like you to complete a questionnaire in order to find out your views.

**Why is this document important?**  
The government has given local communities the right to shape development in their areas, through the Localism Act 2011. Communities can do this by forming neighbourhood forums and creating neighbourhood planning policies.

**What is a neighbourhood plan?**  
Hampstead residents and businesses can help create a neighbourhood plan which addresses planning issues that matter to us all. A neighbourhood plan is an important document with real legal force. It allows communities to exert more control over where development takes place, to influence the type and quality of that development, and to ensure that the change it brings meets local objectives.

**A neighbourhood plan for Hampstead would help shape:**

- The quality of future buildings in Hampstead
- The character of our streets and open spaces
- How our landscape and trees are protected
- How our heritage can be valued and conserved
- The types of homes that are developed
- A friendlier environment for walkers and cyclists
- A more vibrant Hampstead Village and South End Green supporting local shops and jobs

**Hampstead Neighbourhood Forum**  
The Hampstead Neighbourhood Forum is made up of local residents, business people and our Camden councillors, giving our community the opportunity to create a neighbourhood plan for Hampstead and South End Green. The Hampstead Neighbourhood Forum is being considered for designation by Camden Council as of August 2014. The Forum currently has more than 700 members. Anyone who works or lives inside the forum area can be a member and all help is welcome. The boundary area of the Forum is shown on the map in this document. In addition to helping shape local planning policies, the Forum can help set up projects and initiatives to benefit Hampstead residents and businesses. You can read about what we have done so far on our website: [www.hampsteadforum.org](http://www.hampsteadforum.org)

## Please tell us how we should move ahead.



#### Public engagement

Over the past year we have met and talked to hundreds of local people about what would make our neighbourhood a better place to live and work. We have held public events at Burgh House, Hampstead Community Centre, St Stephen's, South End Green Festival and the Hampstead Summer Fair. From all the ideas we have heard, the Forum's committee has put together a community-led vision for Hampstead, with specific aims and objectives.

#### Community-led vision

This consultation document asks you whether you agree with the vision and objectives that we have formulated on your behalf. Please fill in the attached questionnaire and tell us what you would like to see in Hampstead's neighbourhood plan.

Adopting our own neighbourhood plan gives us the opportunity to be proactive and resist inappropriate development.

#### What are the timings?

The neighbourhood plan will cover a 15 year time period with a review every 5 years.

#### What's next?

We now want to spread the word and consult more widely on this vision. Over the next several months, we will consult more people, gather evidence to support your ideas, and develop policies for a better neighbourhood. The results of this consultation will shape the planning policies we incorporate into our neighbourhood plan.

This plan will undergo extensive consultation before being examined by an independent examiner and voted on in a public referendum. If approved by a majority of local people, Camden will adopt our plan and refer to it when making decisions on planning applications in our area.

#### Tell us what you think

If you live or work inside the Hampstead Forum area (see map) then we would like to hear your views. We need to demonstrate that we have consulted widely on this first round of ideas. It is vitally important that we hear from as many people as possible.

You can complete the questionnaire on our website: [www.hampsteadforum.org](http://www.hampsteadforum.org)

Otherwise, you can complete the questionnaire on paper, using the form enclosed.

The consultation on the vision and objectives for Hampstead and South End Green closes on 17 October 2014.

#### Completing the questionnaire

We have set out five key headings, identified during our public meetings as issues that are important to local people. For each issue, there are proposed aims and objectives for you to consider and we would like you to respond by marking how strongly you support these ideas.

When you have finished, please follow the instructions on how to return your completed questionnaire. If you want to add your own comment on the proposals, please write in the box provided in the questionnaire or, if there isn't enough space, use a separate sheet of paper and attach it to the questionnaire.

**Hampstead Neighbourhood Forum Committee:** Janine Griffin (Chair), David Castle (Vice Chair), Stephen Taylor (Secretary), Alex Nicoll (Communications Officer), Stuart Flude (Treasurer), Bob Buhr, Vicki Harding, Fiona Reeve, Melissa Remus Elliot, Kimmy Schlacter, Ellen Solomons, Ben van Bruggen, Laurie White, Sebastian Wocker, Jeremy Wootliff.  
Ex-officio: Cllrs Siobhan Baillie, Tom Currie, Simon Marcus, Stephen Stark, Theo Blackwell.

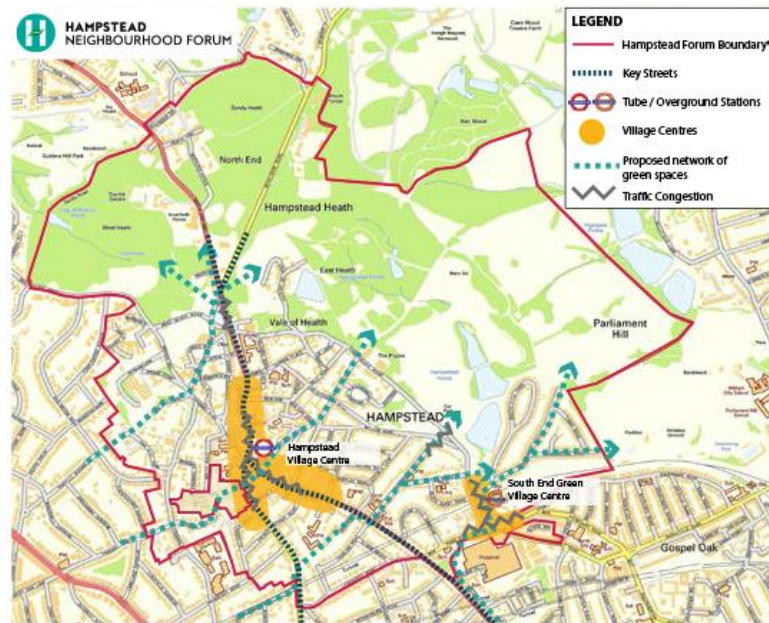
Page 2 / 6



## Vision statement

Our proposed vision is to conserve and foster Hampstead's charm and liveability, by protecting the distinctive character of buildings and open spaces, the Heath, healthy living, community spirit, and the local economy.

## Vision map



Map contains Ordnance Survey Data [OS OpenData] © Crown Copyright and database right.

\* The Hampstead Forum area boundary is being considered for designation by Camden Council as of August 2014. N.B. The outline around Church Row and Perrins Walk represents an area covered by a separate neighbourhood forum and the Hampstead Plan will not cover this area.

Page 3 / 6



## 1. Homes and heritage

**Aim:** Support Hampstead's future as a lively and contemporary London neighbourhood in an exceptional heritage area of picturesque streets, landmark buildings and historic terraces and houses.

### Objectives:

- Safeguard the qualities that make Hampstead a conservation area including pursuing high quality new design and rejecting poor design.
- Conserve and foster the charm, human scale and sometimes quirky connectivity of Hampstead's buildings and spaces.
- Ensure a balance of dwelling types to meet the needs of Hampstead's diverse community of professionals, families and older residents.



## 2. Streets and movement

**Aim:** Reinforce Hampstead as a safe and walkable neighbourhood with access to amenities and good public transport, where residents have convenient alternatives to private car travel, while recognising the need for cars.

### Objectives:

- Where appropriate, prioritise the needs and demands of pedestrians and cyclists, the young and the elderly over general vehicular traffic, balancing the needs of all travellers.
- Promote walking, cycling, and public amenity through high quality streetscape and urban design; focus on the quality and design of our walkways and roads through excellent engineering.
- Improve air quality and safety by minimising traffic congestion.



Page 4 / 6



### 3. Local economy

**Aim:** Create a lively and prosperous Hampstead economy that supports visitors as well as residents' needs, with support for neighbourhood shops, small enterprises, markets, and local job opportunities.

**Objectives:**

- A. Recognise the tourist appeal of Hampstead and the Heath and ensure local shops, businesses and amenities better serve the needs of visitors.
- B. Maintain and enhance the distinct character of Hampstead's two village centres – South End Green and Hampstead town – and encourage a broad retail mix to better serve the needs of local residents.
- C. Improve provision of business services (e.g. printing shops, shared offices) and digital infrastructure (e.g. mobile connections and broadband) for the growing number of small enterprises, artists, writers, and professional freelancers working from home, cafés and small offices.



### 4. Open space and landscape

**Aim:** Protect and enhance Hampstead's landscape, from the Heath to its tree-lined streets, gardens and network of green spaces.

**Objectives:**

- A. Identify Hampstead's network of green spaces and establish rigorous guidelines for enhancing their character.
- B. Increase biodiversity and reduce surface water run-off by encouraging soft landscaping and discouraging extensively paved private gardens and public open spaces.
- C. Extend the protection afforded to Hampstead Heath and surrounding designated Metropolitan Open Land to gardens and smaller open spaces and routes leading to the Heath.



### 5. Building community

**Aim:** Keep alive Hampstead's local flavour and sense of belonging and loyalty by protecting and enhancing local community facilities and programmes.

**Objectives:**

- A. Protect and enhance amenities, such as health centres, churches and pubs, for the community now and for the future by making the best use of existing facilities.
- B. Strengthen cultural and community networks to enhance Hampstead's cherished village-like community character.
- C. Retain the area's appeal to families by fostering a choice of good schools and family housing in a safe neighbourhood.



**Please complete the questionnaire**

If you live or work inside the Hampstead Forum area (see map) then we would like to hear your views.

You can complete the questionnaire on our website: [www.hampsteadforum.org](http://www.hampsteadforum.org)

Otherwise, you can complete the questionnaire inside this document

✉ Hand deliver it to: Keats Community Library at 10A Keats Grove or Barclays Bank at 28 Hampstead High Street

or

✉ Post to: Hampstead Neighbourhood Forum c/o 14 Denning Road, Hampstead NW3 1SU

The consultation on the vision and objectives for Hampstead and South End Green closes on 17 October 2014.

To find out more about the Forum, read about what we have heard from you so far or to get involved, please see our website or email us.

[www.hampsteadforum.org](http://www.hampsteadforum.org)

[info@hampsteadforum.org](mailto:info@hampsteadforum.org)

Follow us on Twitter @hampsteadforum

With support from the Supporting Communities in Neighbourhood Planning Programme led by Locality in association with RTPI/Planning Aid England, CDF and partners, available through My Community Rights website.



## Is this your vision for Hampstead?

### Vision consultation: Questionnaire

If you live or work inside the Hampstead Forum area, we would like to hear your views.

Do you live [ ☐ Yes ☐ No ] or work [ ☐ Yes ☐ No ] inside the Hampstead Neighbourhood Forum area?

(Please refer to the Vision map in our consultation document or [www.hampsteadforum.org/map](http://www.hampsteadforum.org/map))

#### Your views

Please indicate how strongly you support the following from our Vision consultation document.

	Strongly agree	Agree	Neither agree/disagree	Disagree	Strongly disagree	Not sure
1. "Vision" statement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. "Vision" map	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Homes and Heritage "Aim" (page 4 of consultation document)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Homes and Heritage "Objective A"	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Homes and Heritage "Objective B"	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Homes and Heritage "Objective C"	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Streets and Movement "Aim" (page 4 of consultation document)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Streets and Movement "Objective A"	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Streets and Movement "Objective B"	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Streets and Movement "Objective C"	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Turn over

### Vision consultation: Questionnaire (cont.)

Please indicate how strongly you support the following from our consultation document.

	Strongly agree	Agree	Neither agree/disagree	Disagree	Strongly disagree	Not sure
11. Local Economy "Aim" (page 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Local Economy "Objective A"	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Local Economy "Objective B"	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Local Economy "Objective C"	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Open Space and Landscape "Aim" (page 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Open Space and Landscape "Objective A"	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Open Space and Landscape "Objective B"	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Open Space and Landscape "Objective C"	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. Building Community "Aim" (page 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20. Building Community "Objective A"	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
21. Building Community "Objective B"	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22. Building Community "Objective C"	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

23. What other ideas or comments do you have?

Turn over



## Demographics

We would very much appreciate it if you would complete the following personal demographic questions. This information will only be used to demonstrate that the Hampstead Neighbourhood Forum has gained the views of a representative cross-section of the local population.

1. To which age group do you belong?  
☐ 17 or younger   ☐ 18-24   ☐ 25-34   ☐ 35-44   ☐ 45-54   ☐ 55-64   ☐ 65 and over
2. What is your gender?                      ☐ Male                      ☐ Female
3. What is your full Hampstead postcode?
4. How long have you lived in Hampstead?   ☐ I don't live in Hampstead  
☐ Less than 1 year   ☐ 1-2 years   ☐ 3-4 years   ☐ 5-9 years   ☐ 10-19 years   ☐ 20+ years
5. How long have you worked in Hampstead?   ☐ I don't work in Hampstead  
☐ Less than 1 year   ☐ 1-2 years   ☐ 3-4 years   ☐ 5-9 years   ☐ 10-19 years   ☐ 20+ years
6. I am responding as                      ☐ An individual                      ☐ A business/organisation

Thank you. If you would like to be kept informed of the Plan, please fill in the details below.

Name

Address

Tel Number


Email

I am happy to be contacted to provide more detailed feedback   ☐ Yes                      ☐ No

I would like to volunteer to help                      ☐ Yes                      ☐ No

## Disclaimer


The results will only be used to record data from the Vision consultation questionnaire and participation is voluntary. If you provide personal details, this information will be held in a secure manner and will not be shared with any other individuals or organisations unless otherwise stated.

You can complete this questionnaire on our website:  [www.hampsteadforum.org](http://www.hampsteadforum.org)

Otherwise:

 Hand deliver it to: **Keats Community Library** at 10A Keats Grove or  
**Barclays Bank** at 28 Hampstead High Street

or

 Post to: Hampstead Neighbourhood Forum c/o 14 Denning Road, Hampstead NW3 1SU

The consultation on the vision and objectives for Hampstead and South End Green closes on **17 October 2014**.

To find out more about the Hampstead Neighbourhood Forum, read about what we have heard from you so far or to get involved, please see our website or email us.

[www.hampsteadforum.org](http://www.hampsteadforum.org)   [info@hampsteadforum.org](mailto:info@hampsteadforum.org)   Follow us on Twitter @hampsteadforum

# **“Community Conversation”**

Hampstead Community Centre

20 November 2014

Here is your emerging vision for Hampstead ...



**HAMPSTEAD**  
NEIGHBOURHOOD FORUM

## Neighbourhood plan process: Where we are



Stripped to its essentials, a neighbourhood plan should:

- Provide a clear community-led vision for the area
- Translate the vision into specific objective(s)
- Express these objective(s) as planning policies
- Validate this with an evidence base that includes the results of the community engagement

Source: "Keeping it Simple" by Tony Burton [www.locality.org.uk](http://www.locality.org.uk)

## Vision questionnaire: Wide consultation

- 4,000 hard copies distributed within Forum Area
- Street stalls in Hampstead High Street, South End Green and Gayton Road Festival
- Copies available in Barclays Bank and Keat's Library Hampstead
- Online version available at [www.hampsteadforum.org](http://www.hampsteadforum.org)

**Thank you for your  
questionnaire feedback!**

**HAMPSTEAD  
NEIGHBOURHOOD FORUM**

[www.hampsteadforum.org](http://www.hampsteadforum.org)  
[info@hampsteadforum.org](mailto:info@hampsteadforum.org)  
Follow us on Twitter @hampsteadforum

## Vision questionnaire: Demographics summary

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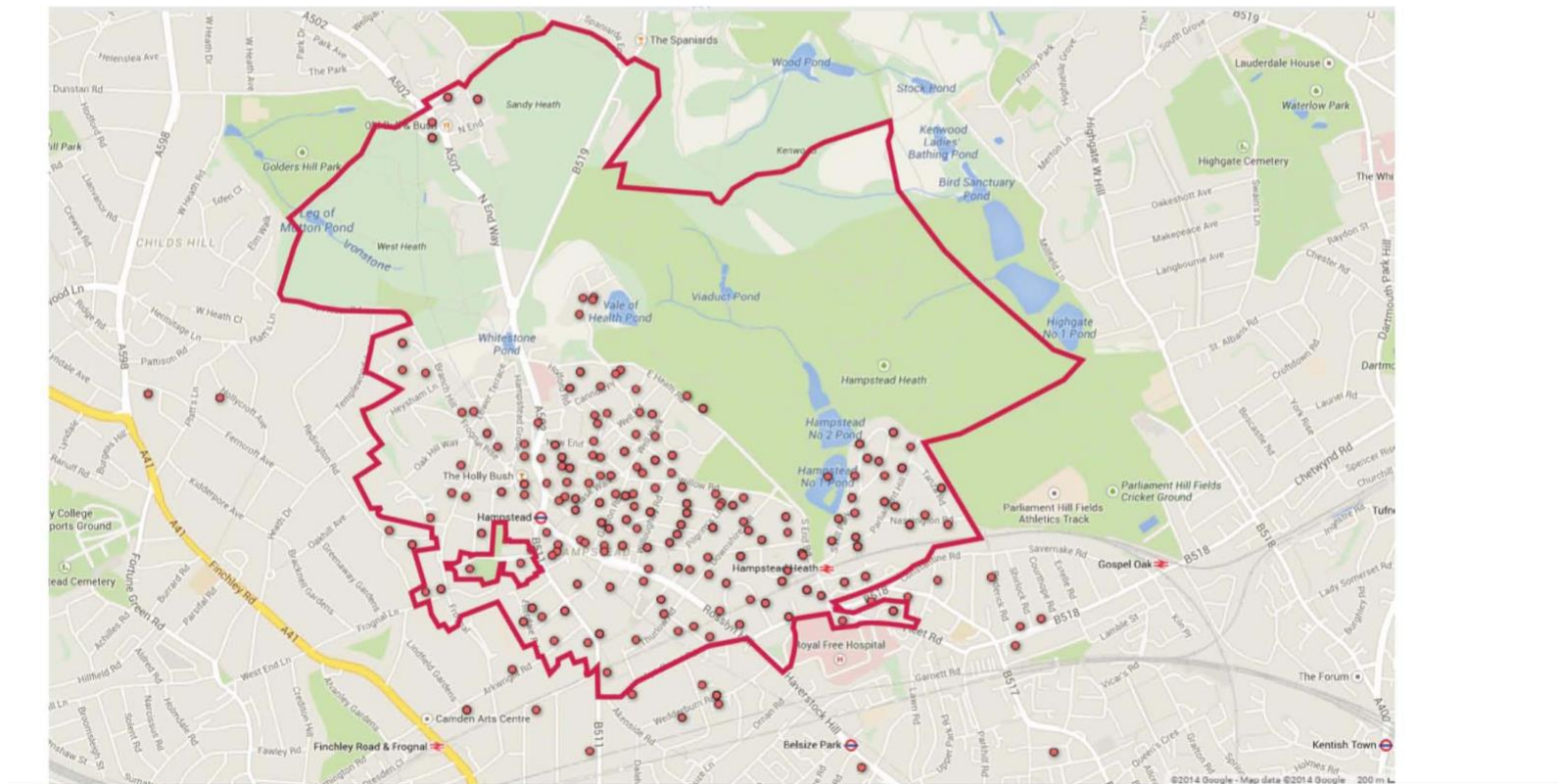
- Almost 400 people responded and half submitted further written comments
- 36% work inside the Forum Area
- 95% live inside the Forum Area
- 24% live and work inside Forum Area
- Consulted widely but low response rate from 18-35 age group
- 43% male; 57% female respondents
- Over 50% have lived in Hampstead for 20+ years
- 20% of respondents have volunteered to help
- Full details will be available on [www.hampsteadforum.org](http://www.hampsteadforum.org)





# Vision questionnaire: Distribution of respondents

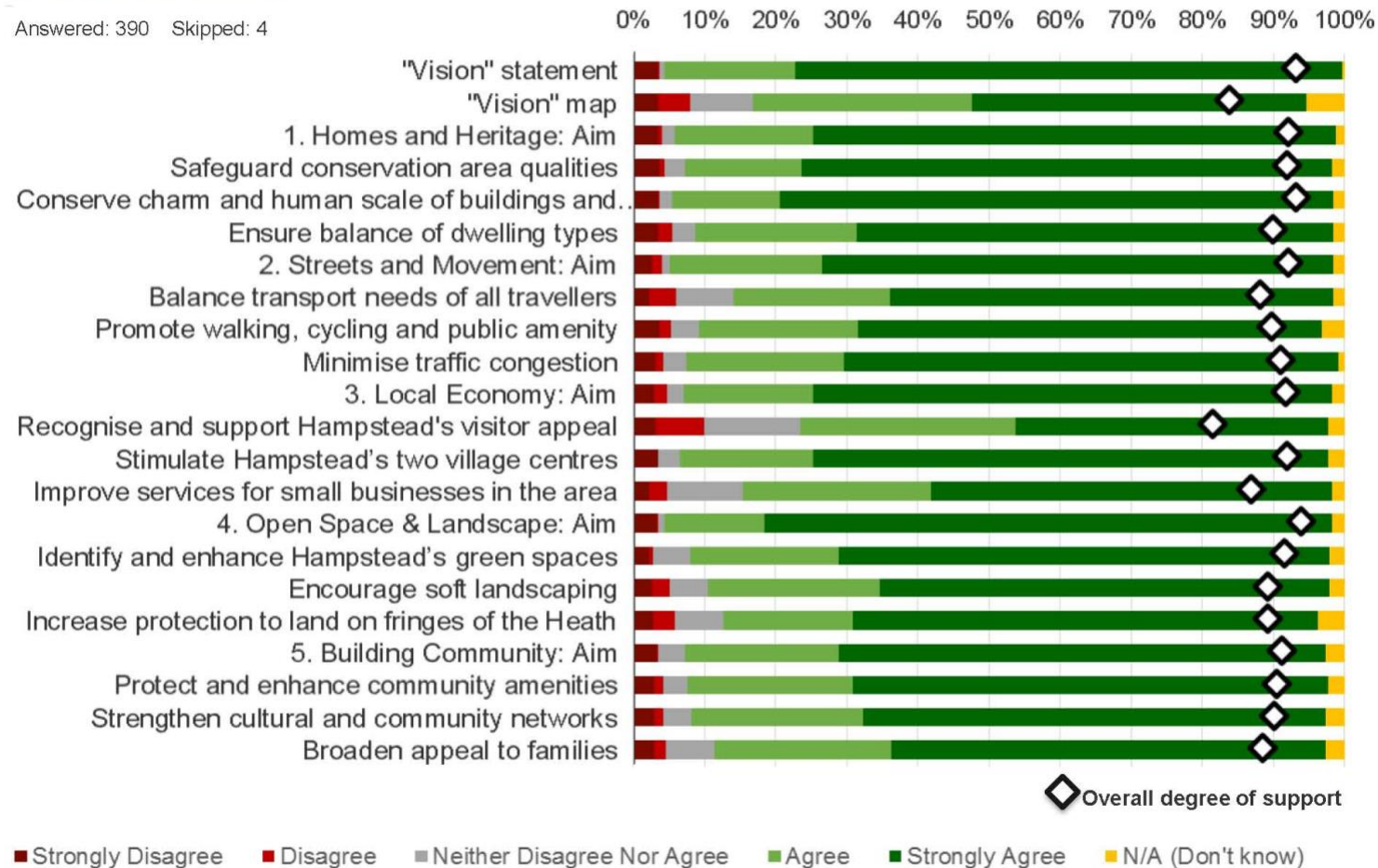
The outline around Church Row and Perrins Walk represents a separate neighbourhood forum. Dots may represent more than one respondent per postcode.



# Vision questionnaire:

## Data results

Answered: 390 Skipped: 4



Powered by SurveyMonkey

## Vision questionnaire: Summary of written responses

High support from respondents	Differences in opinion / issues to resolve
Vision statement	A little too generic; Where's the 'teeth'?
Safeguarding conservation area qualities	How to manage development pressure?; Don't just keep it 'quaint'
Ensuring a balance of dwelling types	Preserve affordable homes; Better and more enforceable basement policies
Protection of open spaces	Confusion over green spaces; Should the plan have a view on private gardens?
Pedestrian-friendly, less congested streets	Need to balance vehicle and pedestrian use; Businesses need parking
Local character of two village centres	Can and should we influence the mix of shops; How do we cater for visitors?



## Neighbourhood plan process:

### Next steps



The next stage is to:

- Express these objective(s) as planning policies
- Validate this with an evidence base that includes the results of the community engagement
- Produce a draft plan for public consultation

Source: "Keeping it Simple" by Tony Burton [www.locality.org.uk](http://www.locality.org.uk)

## Vision aims and objectives: Community engagement exercise

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- Define projects and priorities that will help us to achieve our Vision aim and objectives
- Six tables:
  - Homes and heritage (two tables)
  - Local economy
  - Building community
  - Streets and movement
  - Open space and landscape
- Discuss and complete a project sheet for each topic



**Thank you**  
www.hampsteadforum.org

**Thank you**  
www.hampsteadforum.org



**HAMPSTEAD**  
NEIGHBOURHOOD FORUM

## **Appendix F**

### **Hampstead Neighbourhood Forum**

#### **Autumn 2014 public survey on vision document: summary of written comments.**

Just over 200 people (about half of respondents) chose to add written comments to their answers to the multiple-choice questions on the Vision document objectives. The summary below retains the structure of the Vision document and adds two further categories at the end.

#### **Vision map**

Seven people believe Church Row/Perrins Walk should be included in the Forum area. ‘Must persuade Church Row/Perrins walk Forum to join! Makes no sense to have separate plans.’ ‘Any conflict will diminish the weight and impact with Camden planners!’ ‘How did this happen? Is their vision different from yours? Was there some clash of personalities? What is their justification? If I were Camden Council I would not agree to two separate Forums.’ ‘Very disappointing as it's an important part of the community.’ ‘Church Row and Perrins Walk are central to the village of Hampstead.’

Seven people query the area around Fleet Road. Two say this is not part of Hampstead and should not be included. Four say all or part of Constantine Road and Savernake Road should be included. One points to ‘the other side of the track’ and says ‘there is a distinct social difference hinted at, which I think should be eliminated.’ One says Mansfield Road conservation area should be included. ‘If we were not included I would object to the Forum representing South End Green since based on the map its really a Hampstead forum not a South End Green forum. One asks whether South End Close is included. (It does not appear on the Forum map.)

Others comment that the Royal Free Hospital, Frognal, Kenwood and Golders Hill Park should be included.

#### **Homes and Heritage**

Twenty-two people express their opposition to basement developments, even though basements were not specifically mentioned in the vision document.

‘Please reduce new basement development.’ ‘Refuse permission for large basement excavations creating mega-houses.’ ‘What about avoiding over-development of existing properties such as basement and roof extensions? Such a menace.’ ‘Efforts should be made to put more pressure on the Council to refuse such applications or at least put in place greater support for neighbours affected by such excavations.’ ‘I'm concerned by

the rise of deep basements with potential of water damage to buildings on either side.’ ‘Protect neighbours from basement development inflicted damages.’ ‘I would like the Forum to be more specific in aims and efforts to help Camden Council (and Planning Depart) tighten up regulations in order to prevent this.’ ‘Oppose the endless blight of building work, particularly basement excavations, with its negative impacts on neighbours and the local area.’

‘Renovations should be limited in scope to avoid the noise and damage to neighbouring houses through subsidence and interference with the water table.’ ‘Planners should take care not to give consent to developments that affect the water table.’ ‘Please consider very carefully applications to dig deep. Because of sand and underground streams/springs, we are risking the survival of beautiful old buildings.’ ‘Terrible basement developments in South Hill Park ruining the architecture of the area.’ ‘Hard to work from home given the endless building works around here. Basement conversions with the endless jackhammers are the worst.’ ‘Legislate against basement developments - probably need an act of parliament.’

One slightly different view: ‘The only harm I see for digging out below houses is the inconvenience to neighbours while it is going on provided no complete subterranean dam is formed by a number of adjacent diggings. The roof top extensions are far more disturbing, mostly inherently ugly and out of keeping with the neighbourhood.’

Twelve people believe there should be a better mix of housing, with an effort to provide more affordable homes. ‘More diversity is needed to save Hampstead from becoming just a super-rich enclave.’ ‘[There is] excessive development pressure to produce expensive luxury house and flats.’ ‘Create a plan to turn empty houses into new affordable homes.’ ‘Provide affordable rented accommodation for single people.’ ‘It is important to have a mixed community but this is increasingly difficult with the price of houses and flats sky-high.’ ‘I wish things could be made less expensive and that the village could be more available to the poorer end of society with more social housing available.’

Several people say new design should not be discouraged in a misguided effort to keep Hampstead ‘all quaint.’

One resident says Camden should be pressed to maintain its housing and spaces to a higher aesthetic standard.

## **Streets and movement**

Twenty people identify traffic congestion as a problem, though from different perspectives. Ten people associate it with the school run, and several specifically link the issue to the number of private schools in the area.

‘Ask schools within the area to provide buses to move children to and from school and thus reduce the appalling impact of the school run.’ ‘There are too many private schools in Hampstead generating traffic.’ ‘More needs to be done to reduce school run traffic in the area and no more schools should be established. The proposed new St Anthony's school in Arkwright Road should be opposed.’ ‘School run drivers who park illegally should be ticketed and not just left to get away with it as is Camden's current policy.’ ‘Make parents use public transport or walk by stopping parking permits for parents.’ ‘[Because of the number of schools] the streets are so congested making it unpleasant and for other residents and pedestrians.’ ‘No planning consent should be given for expansion of schools (except a state secondary).’

Additional comments on traffic propose more one-way streets; stopping heavy lorries and construction vehicles driving through Hampstead; restricting times for deliveries; diverting heavy traffic from village on Sundays; making Fitzjohns Avenue safer for pedestrians; stopping rat runs like New End and Willow Road; more traffic calming, for example on Christchurch Hill and South Hill Park Gardens; enforcement of the 20mph speed limit; pedestrianising Hampstead High Street, all or some of the time.

On other ‘streets and movement’ issues, reservations are expressed about objective A on the relative needs of different types of travellers. ‘We all want to encourage facilities for pedestrians, cyclists, the young and the elderly, but when should these override the needs of us as motorists, still needing to get in and out. And the needs of the local economy to be able to save those coming by car?’ ‘I agree with... encouraging walking, but I don't support encouragement of more facilities for cyclists. It would be a shame if Hampstead becomes burdened with the often confusing and dangerous cycle lanes that other parts of London have.’ ‘I do not see easing restrictions on local cycling as a benefit.’ ‘The wording sounds like it could be used to make vehicular travel a potential nightmare.’ “‘While recognising the need for cars” - what does this imply in this context? It looks like a fudge.’

The NW3 Business Association, representing some 150 businesses, says: ‘The aim should not only recognise the need for cars but also the need for parking of cars close to shops and businesses.’

Other comments call for fewer cyclists on the Heath; no noisy old buses ‘howling’ up Pond Street; no parking restrictions after 6.30pm; more parking for shoppers; more car club facilities; and encouraging electric vehicles so as ‘to improve air quality and noise pollution, by increasing the number and power of public charging points, and campaigning for residents charging points, with the objective of making Hampstead one of the UK's leaders in electric vehicle adoption.’

There are comments about the streetscape. Several people are very concerned about dog mess and litter; ‘pavements need to be power cleaned more often’; ‘more sculpture and public arts’; ‘rediscover lost spaces such as the area of Oriel Place tree’; ‘more benches for elderly to rest on’; ‘limit street furniture – far too many intrusive poles’; ‘reduce the amount of street signage ... the absurd number of parking signs and speed-limit signs is ugly and unnecessary.’

## Local economy

In the Forum's public meetings, the issue that has been raised more than any other is the mix of shops on Hampstead High Street. The common demand is for more independent retailers and fewer chain outlets, and in particular fewer mobile phone shops and estate agents. This survey reflects the same view. Thirty-five people chose to express their concerns about this by writing their own comments on the survey.

Some examples: 'The High Street should not be a carbon copy of every other high street. We want tourists to come to appreciate the wide open spaces, greenery and heritage - and for shops they can't find anywhere else!' '[We] need to attract more individual/character retail outlets rather than High Street names... This will increase visitor flow to the High Street and make it distinctive and different from other retail areas.' 'I'd like to see much more diversity in the type of shops in Hampstead village. It's become far too corporate and boring. Too many expensive boutiques, estate agents and mobile phone shops. We have no real butcher's after losing Steele's, only two greengrocers, one Tesco monopolistic outlet, just one rather costly fishmonger in the market. Rents are too high for the small businesses which we still see, for example, in Highgate.'

Others are more terse: 'Small, privately owned shops. No more big chains. No coffee shops, estate agents, mobile phone shops.' 'Fewer estate agents; fewer mobile phone shops.' 'Limit the number of same shops e.g. charity shops, coffee shops, estate agents, hairdressers.' 'Protect essential shops, hardware, chemists, green grocers, health food.' 'Local shops and not chains.'

These views also extend to pubs and restaurants. 'I want to see proper protection for our historic public houses. Pubs are essential hubs for the community and they are under threat from brewery company owners who have turned into property businesses selling off freeholds and leases to developers and supermarkets. This must be resisted and the planning law changed to stop it.' 'The pubs closing is the biggest issue in Hampstead. These places are busy and well used, and profitable, but are vulnerable simply to property speculation - it should be illegal.' 'Greedy landlords are creating too many vacant premises... not enough "normal pubs" with traditional fare.' '[We] need to attract better restaurants and eating choices for visitors and locals alike. The level and choice of restaurants is very standard/chain and lacks creativity and originality.'

Respondents are clear about the problem: high rents and rates. 'My main problem with the village is the rates and rents. It needs to be 'capped' for small independent businesses. Without doing this... we'll continue to lose our beloved independent retailers. They can't survive like this!' '[There] should be agreement with Camden re their letting of premises to the highest bidder instead of supporting local enterprise. Every new opening seems to be a phone shop. Help with rent/rates reduction!' 'Our objectives especially when it comes to the mix of shops may be in contrast with what the landlords want. We need the larger landlords to embrace our vision too.' Enlightened landlords in Marylebone were mentioned with approval.

However, some people temper their views on this issue. ‘While I encourage small businesses I think we have to be realistic – the small businesses often suffer and the chains often do well. This is a shame but is a clear indication of how people use the local services and no amount of petitioning is going to change the habits of a majority...People have very little appetite for shopping in the various random small businesses that seem to spring up. That's just a fact of life.’

The NW3 Business Association, representing some 150 Hampstead businesses, comments: ‘We consider that where possible, the forum should facilitate and support the ability of local shops, businesses and amenities in supporting the changing and diverse needs of visitors.’ However, it also says: ‘We appreciate the call by some residents for useful shops and to reject stores which might have multiple branches from sanitising the retail experience in the village. As you know, there has been a continuous opening and closing of these multiples for 75 years or more. The Express Dairy, Sainsbury's, Woolworths, Maynards, Dixons, Dewhurst, to name a few, have come and gone and some like Boots have come, gone and returned again. We cannot control or seek to control who comes and goes, nor should we seek the ability to do this.’ On a related issue, that of encouraging landlords to create shared office space for companies providing business services, the Association says the provision of such services should be encouraged, but ‘it is for landlords to decide whether they want to let their offices to one or several users. Creating shared office space is time consuming and expensive and that is reflected in higher rents. It is not for any outside organisation to interfere in this market.’

Not all respondents share the vision of a Hampstead designed to attract visitors. ‘It is more important that local shops serve the basic needs and services for local residents than serving the tourists and visitors.’ ‘I disagree with promoting tourism being given such prominence. Our priority should be to serve the needs of residents, not visitors. A lot of visitors to Hampstead is not necessarily desirable.’ ‘Tourism at the weekends makes Hampstead village hell for long term residents, as do the bicyclists on the pavement [and the] increase in tables filling up small alleys and walkways.’ ‘Tourists are important, but not more important than serving the needs of residents.’

## **Open space and landscape**

Several reservations are expressed about the objectives in the Forum's vision document. Two people ask what is a ‘green space’. Four people resent the implication that the Forum could influence what they did with their gardens. ‘I strongly object to any suggestion that the Forum will have any say over what I do with my own front garden.’ ‘The house two doors away has concreted their garden and as far as I am concerned that is up to them.’ ‘Private garden design should remain a private matter.’ ‘Seems to be giving the busybodies even more power over people's private property.’

Three people want more protection for trees while one says ‘this must be balanced by the needs of residents where trees affect their homes or gardens adversely, e.g. root damage and encroachment; leaching of water, casting excessive shade.’



## **Building community**

The clearest issue here is the lack of a police station. Seven people comment that the closure of Hampstead police station must be reversed.

Other issues include: common facilities such as a library, meeting spaces, facilities for children. ‘Hampstead needs to recognise the need for places for children of all ages to go. There are very few places for babies or for mums to meet with buggies or small children, so many parents head to Swiss Cottage and O2.’ One person comments: ‘The cultural nature of Hampstead needs to be more self-evident, by way of art exhibitions, music festivals, dance, etc.’ Another wants ‘more street parties and festivals’, but another objected to the visiting fairground on the Heath because ‘it is a hideous blight to green space, [and] its noise pollution would not be tolerated if it were an another activity.’ Another person suggests a historical Hampstead app and that ‘the scientific, literary, artistic and creative connections and heritage of the Forum area should be made widely accessible.’

## **South End Green ideas**

There are some specific suggestions regarding the South End Green area, and it seems useful to mention them separately since the area is currently the subject of public discussion. At a previous Forum public meeting, residents had raised a number of issues specific to the area.

One respondent comments: ‘South End Green is becoming dangerous due to the amount of and lack of control of increased traffic in this over-congested small space. There is a huge increase in pedestrians around South End Green. The pavements are hazardous because of the amount of cyclists riding up and down them at speed.’

Specific suggestions included:

- pedestrianize South End Road next to the memorial
- more parking
- restore postal facilities
- sort out bus and traffic pile ups outside M&S, and reduce bus numbers
- encourage shop landlords to invest in properties which have become shabby
- add CCTV cameras to monitor crime
- clearer traffic signs
- enforce ‘no alcohol’ regulations around the fountain
- improve the lighting around the fountain
- increase the police presence

## Appendix G

### Note of meeting with Redmond Szell 16.6.15

#### Purpose:

1. To identify issues re. improving access for older people and physically disabled people in Hampstead and SE Green, for the Hampstead Neighbourhood Plan.
2. To ask for contacts with individuals and groups/organisations who could provide useful input to the “improving access” theme of the HNF.

#### Key issues:

##### 1. Pavements:

- a. pedestrians are entitled to use the pavement, but pavements are being progressively encroached upon by features that primarily serve the interests of nonpedestrians (e.g. motorists, cafes and shops).
- b. proliferation of cafes placing tables and chairs outside on pavements, often without permission, obstructing pedestrian access. A lot more cafes have been doing this over the last two years. This is an issue for many pedestrians Ops using mobility scooters and people pushing buggies not just those with impaired sight.
- c. many OPs in the area have AMD.
- d. sandwich (advertising) boards on pavements also cause obstructions for pedestrians.
- e. parking signs (indicating parking restrictions days and hours when residents' parking is in force): the poles encroach on pavements.
- f. broken paving stones particularly a problem for OPs.
- g. dog mess:
  - i. the bright circles of paint that were being used to draw attention to dog mess helped visually impaired people.
  - ii. some people are photographing errant dog owners and dogs [and sending the photos to the council?].

2. Painting the edges of steps (e.g. outside Lloyds bank) has reduced accidents. it's easy to do, cheap, helps everyone.

3. Speed limits (20 mph limit on most roads in the HNF area):

- a. needs stricter enforcement (e.g. paint “20 mph” on the roads, or use zig zag markings?)
- b. Fitzjohn’s Avenue is particular problem: a long, straight, fast road with 13 schools on it.

4. Drivers failing to stop at pedestrian crossings:

- a. put an enforcement camera on every pedestrian crossing.
- b. should be automatic penalty of 6 points on licence.

5. Noise: blind people feel noise like pain. They take in the majority of their sensory input through sound. Builders shouldn’t be allowed to work at weekends at all everyone needs a lie-in. Basement excavations create a lot of noise.

6. LB Camden how the Council approaches access issues.

- a. Camden is pretty receptive to suggestions re. disabled access.
- b. Camden’s Sensory Impairment team is good. Gives advice. Has dealt effectively with problems such as zebra crossings that needed repainting and improving pelican crossing control panels.
- c. Ramps outside banks and shops came in under EU access law, but Camden implemented it very quickly.
- d. Pavement Enforcement [team] are generally willing to act if someone complains, but they should be more proactive, e.g. going out and checking whether cafes have permission to put tables outside.
- e. The Council has been good at putting in tactile pavements near pedestrian crossings, though it’s not 100%,

**Ideas for raising awareness of access issues in the HNF area and getting further input:**

- 1. Could the HNF set something up (e.g. a page on its website) where people could identify access issues [and discuss solutions]?
- 2. Raise awareness of how many people have been killed/injured each month in road accidents in Camden. It would shock people, some at least would drive more carefully as a result.
- 3. Gayton Residents’ Association has a newsletter, could include something on this theme of the HNF, encourage people to input.
- 4. Gayton Road festival/street party Sat 5th Sept 2015, 12:00-17:00: we could have part of a stall there.

5. RS appears regularly on R4's *In Touch* programme. They are keen on improving access. He could speak to Peter White (presenter) re. getting a spot on the programme about the HNF.

**Useful contacts:**

- [sylvie.macle@camden.gov.uk](mailto:sylvie.macle@camden.gov.uk) (sensory impairment team, Camden)
- Ben van Brugen (planning expert; he's on the HNF)
- RNIB: although they seem more focused on raising money than raising blind people's expectations (e.g. to encourage them to go out and do more), they have some good NEDs/advisers, e.g.
  - Paul Ryb
  - John Moss
- Henderson Court: ask sheltered housing residents about access, e.g. the pavement outside the two restaurants next to Hampstead Post Office, which is obstructed with tables. It also slopes very steeply difficult for OP to navigate.
- [martincochrane@gmail.com](mailto:martincochrane@gmail.com) (he runs the Gayton festival).

**Action points RS:**

1. RS to send me contact details for:
  - a. Hampstead shops email everything that's happening in the area (could add something about road accident casualties each month to raise awareness and influence people to drive more safely).
  - b. John Moss (RNIB adviser).
  - c. Ben van Brugen.
2. RS will forward my email to Paul Ryb (RNIB NED) and ask him to contact me.
3. RS to speak to Peter White (R4 In Touch presenter) re. getting a spot on the programme about the HNF "improving access" theme [maybe mentioning the national context: the Localism Act 2011 applies to all local authorities in E & W]

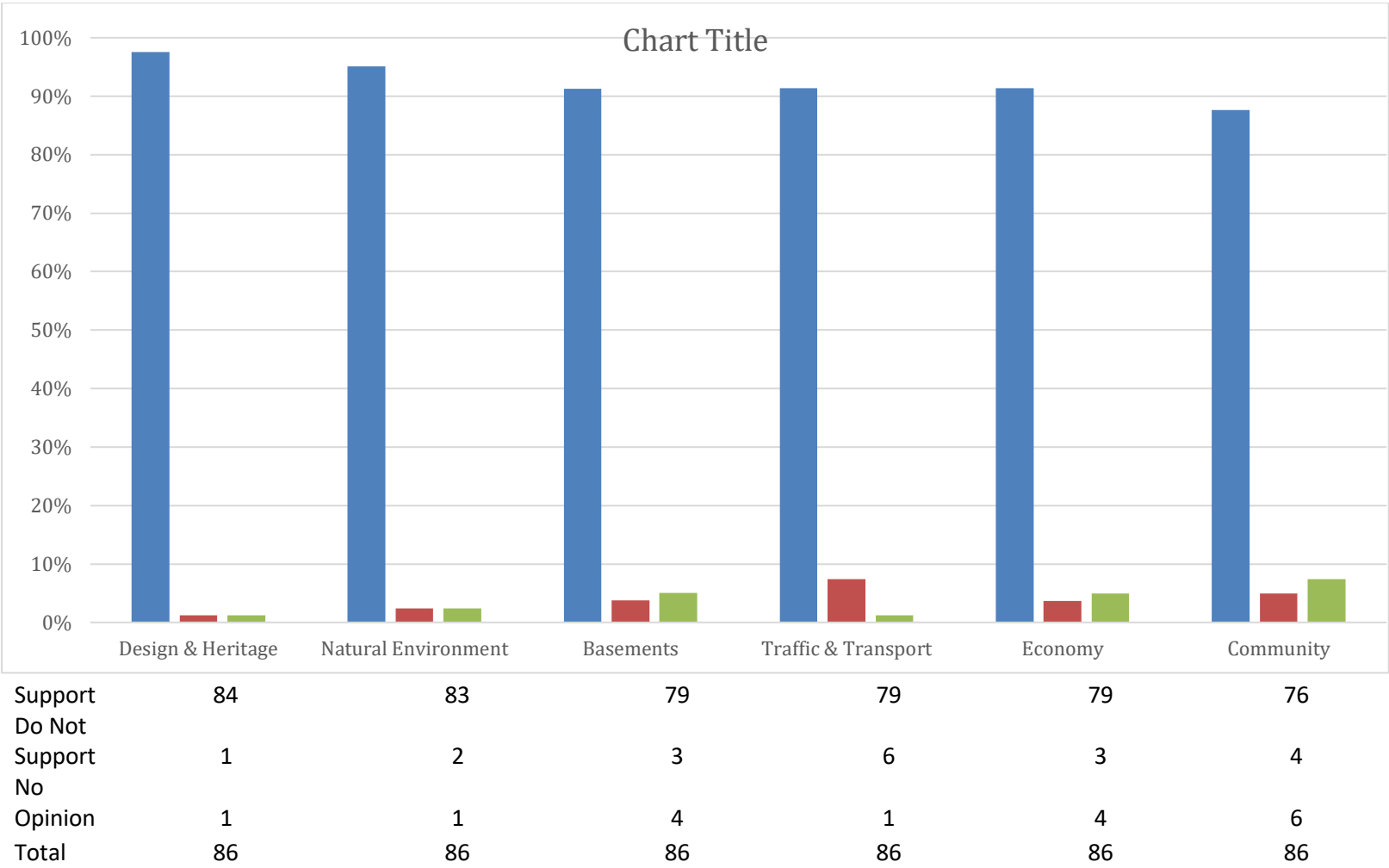
**Action points EN:**

1. Ask JG if useful to put something in the Gayton Residents' Association newsletter, what we're looking for; opportunity for residents to express their views.

2. Mention Gayton festival stall idea to JG.
3. Also mention to JG suggestion for page on HNF website where people could discuss access issues.
4. Contact <https://actionforblindpeople.org.uk/supportandinformationpage/localactionteams/london/>

Appendix H

Consultation on the draft Hampstead Neighbourhood Plan, April/May 2017  
Summary of results:



Comments on the Hampstead Neighbourhood Forum Draft Plan Spring 2017	Response
<p>I notice that there are no specific height restrictions for new developments. Has this been considered, and will other policies prevent the building of inappropriate tall buildings without specifically detailed restrictions?</p>	<p>We believe we have addressed the issue in our descriptions of the character areas, none of which currently feature tall buildings. DH1 requires that new developments respond and contribute positively to the character area.</p>
<p>First congratulations to you and the Forum for the impressive amount of work that must have gone into the Neighbourhood Plan. By way of contribution can I share some lessons that I learnt from the battle around 29 New End?</p> <p>As you know the developer won on appeal after the council had unanimously rejected it on multiple grounds. With the benefit of hindsight I think that our fate was largely sealed as soon as the planning officer approved the scheme. The rest was just going through the motions, with very high odds of a victory for the developer.</p> <p>Massive opposition from local residents (337 against 2 in the official consultation) had no bearing on his report, or on the rest of the process. I feel that beyond a certain level of local opposition, say 75%, the application should be automatically rejected.</p> <p>The developer stated clearly that the nurses' home was in great condition. Its 65 small units could have been converted into individual flats. Residents would have actively welcomed such refurbishment and the works would have been much quicker, less costly, less risky, less disruptive and more respectful of the character of the area. 25-30 mid-size flats could have been delivered by 2014, or so instead of 17 luxury flats by 2019 or so. There are several problems: (1) affordable housing requirements were simply waived and (2) the type of accommodation and the date of delivery was never taken into account and (3) the application was judged in isolation, not by comparison with for instance refurbishment.</p> <p>I do not know how far the Neighbourhood Plan can go but to me these are the key lessons. I hope that you will find these lines useful.</p>	<p>The Plan will resist the loss of small, non-social housing units. See Policy CO2.</p>
<p>Thank you for all the hard work. I think the basement policy regarding footprint is too extreme and rather blanket as for some houses with large gardens it is may be viable whereas terrace houses going down two levels can be a larger issue.</p> <p>I think the cycle storage policy is unnecessary</p> <p>I'm surprised that no mention was made of school numbers in regard to traffic. There are proposals and planning applications still being submitted for new and expanding schools and this has a huge impact on traffic. I think an objection to new schools and any expansion due to Hampstead reaching saturation point should have been mentioned.</p>	<p>The policy regarding the footprint of basements seeks to clarify Camden's policy, which we feel could be read as permitting a basement that is 150% the size of the footprint but completely in a garden. In other words, if a basement is to be 150% the size of the footprint, at least 100% has to be under the existing dwelling.</p> <p>School numbers is not an issue the Plan can address. The Plan can only address development that would permit additional numbers. Policy TT3 addresses the traffic implications of any new school development.</p>

I'd much prefer to see all basement development banned. Fair enough if you've sought a compromise because that's unrealistic, but the stress and harm caused to neighbours is a nightmare.	Banning a particular form of development would not be seen as supportive of sustainable development, one of the basic conditions that the Plan must meet.
<p>I think the plan is very comprehensive and well thought out, and represents the ideal for the community in which I wish to live. If only we could make some of these proposals retrospective, to reverse some of the considerable damage already done.</p> <p>Very well considered and thorough plan. Making it retrospective to undo prior damage would be even better.</p> <p>Let's preserve the liveability of the area, and try and roll back prior damage.</p>	Planning decisions cannot be applied retroactively but new development can be encouraged to contribute positively to the Plan area.
<p>I strongly disagree with implication that permeable developments could acceptably include thoroughfares available to both pedestrians and cyclists; this jeopardises pedestrian safety.</p> <p>Otherwise, congratulations for being unequivocal about the importance of maintaining diversity of housing provision.</p>	The purpose of this policy is to encourage development that is free to the movement of people (but not cars); i.e., it is not supportive of new gated developments.
It would be great to solve the problem of traffic congestion - and therefore pollution - during school runs. The situation is becoming intolerable. Thank you for your work,	
<p>Overall this an excellent document that encapsulates what the vast majority of residents wish in order to sustain healthy living conditions. Sometimes the policies could attempt to be slightly more affirmative in their wordings so as to ensure that Camden fully takes their content into account in the decision and planning processes.</p> <p>I would like to see the Plan tougher than this, but within the limits of what can be achieved, I think it is very good.</p>	Our planning policies must meet the basic conditions set forth in the legislation, including having regard to existing national and local planning legislation and contributing to sustainable development. The wording of our policies is carefully considered to achieve this.
Excellent, thank you very much. One point on South End Green, the southbound traffic queues are terrible because of the constant stream of people going across the 3 zebra crossings. Traffic backs all the way up East Heath Road in the morning causing pollution and delays to journey times. I am pleased to see that you are looking at this area.	
These proposals seem to go as far as possible given the present legislation, and I hope they will be successful.	
BA1 needs strengthening for Listed Buildings; e.g. "For Listed Buildings, no basement greater than the existing building footprint"	<p>The Camden Local Plan states:</p> <p><i>The Council will only permit basements where they do not cause harm to the significance of a listed building or its garden. Listed buildings often form an intrinsic element of the character of conservation areas and therefore basement development which harms the special architectural and historic interest of a listed building is also likely to fail to preserve or enhance the character or appearance of the conservation area in which it is</i></p>



	<i>located.</i>
Please tighten your policy on basements under listed buildings; your policy should match the Camden proposals to limit the maximum basement area to the footprint of the building above	The Camden Local Plan, 6.138, states: “The Council will only permit basements where they do not cause harm to the significance of a listed building or its garden.” The HNP does not contradict this policy.
<p>I am generally supportive of the plan which is very comprehensive. I have comments on the following 3 areas below:</p> <p>‘6.41 Community engagement confirms that a shared use scheme and the reconfiguration of bus stands would be welcomed for South End Green. The Plan encourages Camden Council to work with partner organisations and Transport for London to help realise the community’s vision for the area.’</p> <p>- I would like to suggest that what remains of the “green” (containing the Gothic Revival drinking fountain) be extended by converting the adjacent cut through road to a narrow footpath and creating seating areas for those using the cafés and other retail shops. This would give South End Green a proper centre and improve the local appearance as well as enhancing the environment. The bus parking that presently exists there would need to be moved. There are areas along Pond St adjacent to the Royal Free Hospital which could provide alternative bus parking and would allow buses to park nearer the hospital giving patients with disabilities better access as they would not have to walk up the steep hill from the present bus stop.</p>	
<p>Re 8.6 - There is no mention of here of the small “Green” in South End Green, not surprisingly as it has been diminished over the years and is now negatively affected by the barrier of the buses that park on the adjacent cut through road and cut the space off from the retail outlets. The 'green' is presently not used enough and the bus pollution does not help as is not conducive to ‘Café culture’. If the road was removed it would add a great community resource/ meeting area.</p> <p>‘8.15 The Plan encourages street life through better design of the public realm, which would facilitate community events such as festivals, fairs and street parties.’</p> <p>- Please see comments above about enlarging what remains of the “Green”. This would facilitate community events as well as year round use of the area.</p>	The “Green” is an important area and protected as a Registered Green (TVG27), under the London Squares Preservation Act 1931. See Appendix 5 and the Vision for South End Green. In our Vision for South End Green, we encourage Camden Council to work with partner organisations and TfL to better improve the pedestrian experience in SEG.

<p>'Policy EC2: Retail centre environment 7.19 The appearance of a high street is one of the key factors in its vitality. Despite existing guidance, many inappropriate and poorly designed shopfronts have been inserted into existing frames. Some fascias use inappropriate materials and depths, resulting in a lack of harmony with the original buildings, quite a number of which are listed.'</p> <p>-- Please see comment above.</p>	<p>There are a number of shopfronts that do not contribute positively to the character areas. Applications for new shopfronts will need to follow the policies set forth in the HN Plan and in other Camden guidance.</p> <p>In order to assure more appropriate signage for traditional shopfronts, many of which as you say are listed, we have added a sentence about appropriate fascias for traditional shopfronts – “Recommends that timber fascias be used on traditional shopfronts with either painted lettering or applied individual letters of another material.”</p>
<p>CONSTRUCTION/BASEMENTS</p> <p>You say 14% of people work from home. For these people, like myself, the endless construction noise is infuriating to the extent I consider leaving Hampstead (like John Contil).</p> <p>1. The proposal to stop loud work from 12-2.30, and from 5.30 is counterproductive. The one time of day I don't mind loud work is lunchtime since I am more likely to be out / not working! No loud work before 9am is a good idea.</p> <p>Furthermore, restricting hours just means the noise goes on for more months...</p> <p>2. Getting builders to keep doors &amp; windows closed makes a huge difference t noise! Especially on these narrow terraced streets where the sound just echoes up and down the street. For some reason builders seem to walk into a site and open all the windows, even if it is snowing.</p> <p>3. Similarly getting builders to work inside rather than on the street or in the garden makes a huge difference to noise levels.</p> <p>4. Frankly I suspect you would have a lot of support for an outright basement ban, at least for terraced houses. It is so unbelievably anti-social.</p> <p>5. It is striking how some building projects "get on with it" whereas others just go on for literally years. Can some</p>	<p>In order to take into account the needs of affected neighbours, we have added:</p> <p><b>“Unless otherwise agreed with the affected residents, work on basements will be limited to . . .”</b></p> <p>Existing guidance should cover these other suggestions:</p> <p><b><i>CPG4: All construction and demolition processes are expected to be in accordance with the Considerate Constructors Scheme standards. Construction and demolition processes are also expected to conform to the ICE Demolition Protocol (<a href="http://www.ice.org.uk">www.ice.org.uk</a>) and should have regard to the Guide for Contractors working in Camden, Feb 2008, which is available the Camden Council website and to the GLA's best practice guidance document The Control of Dust and Emissions from Construction and Demolition (<a href="http://www.london.gov.uk">www.london.gov.uk</a>).</i></b></p>

sort of penalty be imposed for projects that drag on?	
<p>TREES</p> <p>There seems to be little to protect the endless trees felled every year that are not "veteran" / "important" or protected by a TPO. Currently, even though some people apply for planning permission, Camden have no right to prevent the felling. More needs to be done to stop this - so many trees have been felled unnecessarily (e.g so someone gets more light - so prune it!) and I feel a real change in the 20 years I have been in Hampstead.</p>	Camden can prevent felling where trees provide sufficient amenity. Identifying biodiversity corridors is another way to protect trees.
<p>Traffic reduction and curbs on development should have high priorities.</p> <p>Restrict traffic and development</p> <p>Restrict traffic and development severely</p> <p>Put restrictions on traffic and development, and don't spoil the Heath</p>	We have several policies dealing with the impact of development on traffic.
<p>On Basements I can tell you have had excellent professional advice but I do not support the proposal that basement developments can extend beyond the footprint of the house. (BA1 point 3)</p> <p>WHILE I SUPPORT YOUR BASEMENT RESTRICTION IN PRINCIPLE, IF I READ IT CORRECTLY, LIMITING THE EXPANDED FOOTPRINT TO NO MORE THAN 50% BIGGER THAN THE HOUSE IS TOO BIG. THE MAXIMUM SIZE SHOULD BE THE FOOTPRINT OF THE HOUSE.</p>	Camden has a restriction that basement development must not exceed 150% of the footprint of the house. This policy is to clarify that 100% of the basement size should be under the house; i.e., no more than 50% of the footprint of the house can be under the garden.
<p>On BA2 - 5.16 - I think it should be mandatory that whichever technical advice is given by the qualified experts in order to prepare a planning application that the same experts should be employed once and if planning permission is granted. Currently there is no guarantee that even qualified experts must be employed on a build. Generally I would prefer if basements were never permitted when a property is either semi detached or in a terrace of houses and therefore likely to deleteriously affect neighbouring properties.</p>	This falls outside planning law.
<p>Temporary banners should not be employed as a long-term substitute for permanent' - trust this means stopping commercial agents hanging advertising banners in empty shops for lengthy periods of time.</p>	The use of estate agents signs is covered by different legislation.
<p>Items suggested for incorporation</p> <ul style="list-style-type: none"> <li>- Role of pre-schools and schools (level of supply, traffic-related issues)</li> <li>- Provison of housing for key workers linked to the local community (teachers, nurses etc)</li> </ul>	Traffic-related issues are covered in the Traffic and Transport section. CO2 outlines the plans priorities for smaller housing units.

<p>. I would like to suggest that all the front gardens and drives in our locality use permeable paving from now on. It would reduce local flooding and prevent problems with subsidence. More information on the following RHS weblink:</p> <p><a href="https://www.rhs.org.uk/advice/profile?pid=878">https://www.rhs.org.uk/advice/profile?pid=878</a></p>	<p>In NE4, the Plan encourages proposals to increase the area of permeable surface. The Local Plan CC2 states that development should not increase and wherever possible reduce surface runoff through increasing permeable surfaces and use of sustainable drainage systems.</p>
<p>First, I couldn't find anything in there about the length of time that some building work is allowed to run on. As you know, 15 Gayton Cres has been a building site since 2008 – coming up to 10 years. Can the plan say something along the lines of “Approved building works will be expected to be commenced within 2 years, and completed within 2 years of commencement – the Council will exercise its “clean up” powers to ensure that properties within this important Conservation Area are not allowed to drift on in a state of partial repair/rebuilding.” I haven't got the words right, but something like that.</p>	<p>See: <a href="#">Once development has commenced there is no time limit to complete the development as such however the local authority does have the power, if significant progress is not being made, to make an order that the work be completed within a given time period. The minimum time period for the purpose of such an order is 12 months and failure has the effect of revoking the permission.</a></p> <p>In England and Wales the power to revoke planning permission stems from section 97 of the Town and Country Planning Act 1990. The rules relating to compensation stem from section 107 of the 1990 Act. . . .</p> <p>Powers to revoke planning permission are very rarely used. Where they are used they are often uncontentious and unopposed. Since 2009 only 3 revocation orders issued under section 97 of the Town and Planning Act 1990 have been submitted to the Secretary of State for confirmation.</p>
<p>Second, I really like the idea of trying to reclaim some of the heritage that has been lost. I don't know how possible this is within the planning framework, but I wonder if we could start moving towards a position where, with something awful (and there are lots of examples), some planning pressure can be used to try to get it fixed, not now, but if an application is made to do something else. So, for example, take a brick house that has been unsympathetically painted. Currently, it sits there quite happily and nothing can be done to suggest that the owner strip the paint off. Indeed, the rules provide that they can paint it any colour without permission. Is there a way, for example, when next time that house applies for an extension or other works, that Council says – we'll only approve if you strip the paint off.</p> <p>I suspect that this is a bold suggestion. But otherwise there is no way to get these heritage aspects back. Car parking in front gardens would be another example – in heritage and environmental terms it is awful. But if those owners apply for a rear extension, say, can the Council say “only if you give up your parking”.</p>	<p>The Article 4 Direction that is in place for much of Hampstead does not remove all permitted development rights. The right to re-paint a house or to replace “like for like” remains. The Plan can encourage that positive improvements are made but must be consistent with 173 of the NPPF: “...therefore, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened.”</p>
<p>Third, I wonder if it's appropriate to say something specific about corner blocks/rears given the particular nature of hilly Hampstead, and the fact that some-one's rear is often some-one else's front. This is likely a PD question – because PD is quite generous at the rear of houses, even in a Conservation</p>	<p>The Plan cannot curtail permitted development rights but the draft Hampstead Area Appraisal and Management Strategy recognises this: “<b>Extensions should be in harmony with</b></p>

<p>Area. Is there any chance of removing PD at the rear when that rear is visible from another front. I'm thinking here of 15 Gayton Cres – the rear is in the front yard of 41 Willow Road. It has always been odd to me that the side of 15 Gayton Cres was not treated in the same way as the front, even though it fronts Willow Road, and, whilst the PD rights at the rear have now been removed by the first inspector, they should never have been there in the first place, given the sensitive fronting onto Grade II listed Willow Cottages. As a general principle, might the plan try to curtail PD rights where a property is situated such that its sides/rear are actually at the front of another street/view/listed dwelling?</p>	<p>the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings. The acceptability of larger extensions depends on the particular site and circumstances <b>as does the acceptability of extensions where the rear or the side of a property is adjacent to the street, for example in a corner plot. “</b></p>
<p>Fourth, I tried to “road-test” some of the policies against the experience we’ve had with 15 Gayton Cres, and wasn’t entirely sure that pointing to any of these policies would have made a difference. At the rear of the house, the Inspector, over Council’s rejection, allowed them to keep the central stair tower. Seemingly, nothing can be done about the unsympathetic colour. Nothing can be done to force the replacement of the TPO protected holly tree. Nothing can be done to force the replacement of the railings – and a notice under the Highways Act had to be used to stop them mounting the curb to park. I realise that there are many different elements to this on-going saga, but you and your team might try to road-test the plan to ensure that we have stronger tools in future to deal with inappropriate development. The new lions at the top of Gayton Cres are another example – who knows how they got through Camden – but what in the plan would prevent them now?</p>	<p>This is an excellent suggestion to “road test” our policies and we intend on doing this.</p> <p>Much, however, does fall outside the remit of planning law or is allowed by permitted development.</p>
<p>This comment refers to Policy C02, Community and Housing. The Plan sets out to support 'affordable social' housing in Hampstead area. This could be interpreted as only the housing provided by the council and the housing associations.</p> <p>In order to capture the full range of affordable housing and include providers outside the local council and the housing associations, such as for instance the community groups and/or private individuals, the term should use all three types outlined in the National Planning Policy Framework: social rented, affordable rented and intermediate housing and refer to London Mayor definition of the terms.</p>	<p>We are treating social affordable and the other two categories, affordable rented and intermediate housing, differently. Camden has identified a shortage of larger (3-bed +) properties in the social affordable category, which we must recognise. However, in Hampstead, in order to support more affordable housing, we are resisting the loss of small properties in all non-social housing.</p>
<p>Suggests that the CMP be required to consider other developments in area and what the cumulative impact might be</p>	<p>BA3 (1) requires that “disturbance arising from construction, including that arising from construction traffic, parking suspensions and the noise, dust and vibration of construction itself, must be kept to acceptable levels, taking into account the <b>cumulative</b> impacts of other development proposals.”</p>

Comments from the Hampstead BID	Forum Response
<p>Hampstead Village BID is broadly supportive of the Plan. In particular, the aspirations and aims to maintain the street environment and support the local economy are well placed and positive. They align well with the BID's own focus and activities. There is a recognition of the amenity that residents enjoy from a thriving retail and services mix in the Village and also a recognition of the challenges that businesses face. These positive statements are not however fully followed up with policy direction. Whilst we understand this document is focused on planning there could and should be greater actual commitment to supporting the stated aims and aspirations, even as an annex to the document.</p> <p>It should be noted that Sections 6 (Traffic and transport) and 7 (Economy) have a particular impact on business.</p> <p>We would like to comment on the specific areas below in the interests of Hampstead Village's business community:</p>	<p>The Neighbourhood Plan is a planning document, which, if it passes examination and referendum, will be adopted by Camden Council to sit alongside its other strategic policies such as the Camden Local Plan. As a planning document, it must meet the Basic Conditions as set forth in national planning legislation.</p> <p>Any matters that we might include that do not deal with planning must be clearly identified and set apart. These "aspirations" will not carry any legal weight. This is not to say that such matters are not worth considering but they will not be subject to the referendum.</p>
<p><b>1. Executive summary</b></p> <p>Stated aim 'Business friendly – to meet needs of residents and visitors and back local enterprise' but the policies seem quite restrictive. In other words what does Business friendly mean?</p>	<p>Business friendly means to support "a lively and prosperous Hampstead economy that supports visitors and well as residents' needs, with support neighbourhood shops, small enterprises, markets, and local job opportunities.</p> <p>We have re-worded 1.5 to read "This means broadening the range of shops and eating and drinking places and <i>supporting the retention</i> of small and independent shops and businesses. [as in EC1 (d): Preserving small shop and retail premises that enhance the character and vibrancy of the area.]</p>
<p>1.5 'Supports development that encourages a healthy retail mix broadening range of shops and eating and drinking places and <i>providing for small and independent shops and businesses</i>' <i>Not explained what 'providing' means?</i></p>	<p>Have re-written to read: "and supporting the retention of business premises and small and independent shops."</p>
<p><b>2 Introduction</b></p> <p>Refers to 'Hampstead residents' but surely this should read 'Hampstead's community' or 'local people' so as to</p>	<p>We have re-worded to read "Hampstead's community"</p>

reflect those working in the area i.e. business community not just residential community	
2.6 Should refer to 'Hampstead's community and visitors' not just 'residents' 'has made residents keen to ensure that local businesses are given a fair chance.' What does 'fair chance' mean?	Have deleted sentence.
2.12 Acknowledgement that 'Neighbourhood Plans can include other ideas to improve the neighbourhood other than development and land use issues, but these have to be clearly defined and delineated and separate from the land use issues in the plan.' The BID would like to see these other ideas elaborated upon, possibly in an appendix to the Plan. We will be pleased to help inform this detail, which could include traffic management, loading and unloading and parking issues, for example.	Camden has advised us that non-planning matters will not be considered part of the strategic plan.
2.15 'Decisions by private sector businesses to locate in Hampstead (or to exit) will depend primarily on commercial considerations. However, planning rules can have an influence in securing the type of economy and retail centres that residents want' Very inward looking – not just about residents but also visitors to the area.	Have changed to read “residents and visitors”
<b>3 Design and Heritage DH3</b>  The urban realm Policy 1. We support this but can it specifically mention 'sympathetic to the local environment' or 'heritage style'?	Have added: The Plan <b>supports development that responds positively to the character areas</b> and complies with the relevant streetscape design guidance produced by Camden Council, including in the choice of:
3.19 Should there be an interpretation of what 'Considered, yet innovative complementary design' means in the context of this Plan for Hampstead – could include excessively modern installations e.g. interactive wayfinding touch screens unless further detail on desired designs included in a Hampstead context.	Have added: Designs for elements belonging to the urban realm should enhance the character areas described in Appendix 2 and conform to guidance contained in the relevant conservation area appraisals and management strategies.
3.21 'Exceptional circumstances' – we would like to see this including banners promoting Hampstead Village as a whole as a destination or celebrating Hampstead. As a general point, there is some overlap between this section/policy and Policy TT2. Is this intentional?	<i>In response to Camden's comments, DH3 (2) has been rewritten to read:</i> “Advertisements on street furniture, including benches, lighting, bus shelters, guardrails, traffic lights or signals and other objects placed on the street (see Camden Planning Guidance 1, 8.10) will be resisted where they would contribute to visual clutter, harm the character areas or hinder accessibility.” A new paragraph 3.20 has been added: “Designs for elements belonging to the urban realm should enhance the character areas described in Appendix 2 and conform to guidance contained in the relevant conservation area appraisals and management strategies.”

<p><b>6 Traffic and Transport</b></p> <p>6.14 Refers to a separate Servicing and Delivery Plan which ‘may be necessary to ensure servicing and delivery requirements are given due consideration’ We think this is necessary - loading/unloading – shared use for timed zones, loading bays. Is a Plan being developed?</p>	<p>The Delivery and Servicing Management Plan is a misunderstanding. This isn't a single area-wide plan, but it's a Camden requirement that each applicant needs to produce one if a development needs servicing post construction. If an estate agent's premises for example were being converted for us as a supermarket, the developers would need to provide a Delivery and Servicing Management plan to show how servicing would be done.</p>
<p>Policy TT1 – does this person trips threshold and need for DSMP plans apply to businesses? For example where an estate agent becomes a food and drink establishment, which seems to be an aspiration through the plan, this will entail more person trips. Restrictive requirements will be a hurdle/ commercial consideration and possibly off-putting cf 2.15.</p>	<p>On the impact on business, our aim is to support business development and not restrict it. The Delivery &amp; Servicing Management Plan is a simple document and its purpose is merely to make sure that the transport impacts of a development have been considered and that reasonable measures have been taken to avoid an impact on other businesses and residents. This is only necessary where a development involves <u>additional</u> vehicle movements or trips, so most developments which are simply modifying a premises for different business use will not have to do anything. A shop changing to a restaurant would almost certainly have the same footfall and servicing needs, probably less. By contrast, if a small art gallery on Heath Street was being converted to a fast food outlet, involving twice-daily deliveries and much greater footfall, then they would just need to think about the transport impact of the change and complete a DSMP, but this is not onerous.</p>
<p>No reference to improving parking arrangements. Tone is one of exclusivity of visitors rather than inclusivity. This contradicts the aspirations of having a thriving local economy as our businesses require a heavy footfall from customers who do not live in the Village.</p>	<p>Matters concerning street parking do fall under planning legislation.</p>
<p>Policy TT2 – b. We would like to see this including supporting moves to replace essential street furniture with appropriate style furniture where relevant.</p>	<p>In the Transport section we can only refer to the safety or transport aspects of transport measures rather than their aesthetic value but consideration for the design of new street furniture is covered in DH3.</p>
<p>Policy TT2 – d. We would like to see this specifically including supporting the removal of unnecessary existing street furniture as part of the Policy itself in line with 6.12 referring to Naked Streets Principle ‘removal of</p>	<p>This is supported in the Camden Local Plan 7.83:</p>



<p>unnecessary street furniture, signs, signals and obstacles is strongly supported.’</p>	<p>The Council aims to reduce visual street clutter, reducing the number of objects on the street, rationalising their location and limiting the palette of materials. Free standing signs and signs on street furniture will not normally be accepted where they contribute to visual and physical clutter and create a hindrance to movement along the pavement or pedestrian footway.</p> <p>We have added a sentence under DH3, paragraph 6.21, which reads: The Plan supports Camden’s efforts to reduce the visual street clutter of street furniture, though this might be a slight repetition of DH3 (1).</p> <p>Naked Streets usually refers to shared space between cars, pedestrians, etc., by removing barriers. The Plan supports this idea in 6.16 and 6.17.</p>
<p><b>7 Economy</b></p> <p>7.1 Aspiration is for ‘flourishing local economy that attracts businesses and creates jobs. Says that the section ‘seeks to build policies that will nurture and protect the local economy’ – but the policies are seem more restrictive than constructive.</p>	<p>By improving the quality of the built environment and the pedestrian experience, the Plan supports a vibrant town centre and popular neighbourhood centre. Preserving business space is another policy supportive of local businesses and jobs.</p>
<p>7.6 Lack of parking noted as a key concern but – not reflected in Policy EC1 Healthy Retail Mix. More shopping, drinking, community facilities and eating opportunities might mean the need for more parking opportunities.</p>	<p>The Plan’s policies must not conflict with any of Camden’s strategic policies, one of which is that all new development must be car-free.</p> <p>See Camden Local Plan T2:</p> <p><b>Policy T2 Parking and car-free development</b></p> <p>The Council will limit the availability of parking and require all new developments in the borough to be car-free.</p> <p>We will:</p> <ul style="list-style-type: none"> <li>a. not issue on-street or on-site parking permits in connection with new developments and use legal agreements to ensure that future occupants are aware that they are not entitled to on-street parking permits;</li> <li>b. limit on-site parking to: <ul style="list-style-type: none"> <li>i. spaces designated for disabled people where</li> </ul> </li> </ul>

	<p>necessary, and/or</p> <p>ii. essential operational or servicing needs;</p> <p>c. support the redevelopment of existing car parks for alternative uses;</p> <p>and</p> <p>d. resist the development of boundary treatments and gardens to provide vehicle crossovers and on-site parking.</p> <p>Street parking falls outside the remit of the neighbourhood plan.</p>
<p>Policy EC1 - Suggest adding in ‘resisting change of use retail to non-retail’ or ‘managing proportions of non-retail use’ particularly at ground level where there are applications of change of use shops to offices; retail to services EC2 – we support – shopfronts clear of clutter, restoration of lost features etc. Can the Policy also include ‘requiring that the presentation of void units is managed’, particularly during the development process?</p>	<p>EC1 b) has been rewritten to anticipate the Article 4 Direction, which will remove permitted development rights currently permitting change of use from A1 to A2:</p> <p>“Resisting the change of use from A1 (retail) to A2 (estate agents, banks, building societies) that would result in less than 75% of premises in core frontages being in retail use or less than 50% of premises in secondary frontages being in retail use.”</p> <p>EC1 c) now reads:  “Preserving small shop and retail premises that enhance the character and vibrancy of the area.”</p> <p>Unfortunately, the management of shops while between lets falls outside is not a matter of planning law. This is something that we have looked into.</p>
<p><b>Other</b></p> <p>As referenced in 7.2 NPPF Para 23 re Town Centres pursue policies to support their viability and vitality. Improving customer access, business access ie. parking/loading/unloading is key to this. The Plan could include an annex to this effect: see <a href="https://www.gov.uk/guidance/neighbourhoodplanning--2">https://www.gov.uk/guidance/neighbourhoodplanning--2</a> “Neighbourhood planning can inspire local people and businesses to consider other ways to improve their neighbourhood than through the development and use of land. They may identify specific action or policies to deliver these improvements. Wider community aspirations than those relating to development and use of land can be included in a neighbourhood plan, but actions dealing with non-land use matters should be clearly identifiable. For example, set out in a companion document or annex. (from the link to NPPF referenced as Paragraph: 004 Reference ID: 41-004-20140306)</p>	<p>The Forum would be happy to discuss with the BID any further work that we could do together but it is unlikely that creating such a document could be completed within the timescale of the Neighbourhood Plan, which is now entering the final phase following three years of preparatory work and consultation.</p> <p>We suggest that such the project that the BID suggests be done outside the scope of the Plan.</p>

<p>The BID will be pleased to collaborate with the Forum to flesh out more detail in this regard.</p> <p>We trust that this feedback is helpful to the Forum in finalising the current draft of the Neighbourhood Plan and will be very pleased to discuss any of the matters we have raised in person should this be helpful.</p>	
<p>Comments from the Church Row Neighbourhood Forum</p>	
<p>There has been a mini supermarket at the Hampstead Express Dairy site for many years, but it has not always been owned by Tesco. When Tesco acquired the business they fundamentally altered the nature of deliveries with the result that Heath Street is now frequently blocked with huge HGV lorries that breach traffic regulations, cause grid lock, and dwarf children being delivered to school. The Plan should promote developments that are sensitive to such issues, and Tesco Heath Street should be singled out for criticism. They warrant more of a mention than the brightly coloured photography shop on page 74.</p>	<p>The Traffic and Transport section does attempt to address these issues.</p>
<p>Camden's Draft Local Plan 2016 clause 4.32 states <i>"The scale and intensity of use of some community facilities, such as schools, colleges and higher education facilities can lead to adverse impacts on residential amenity. This is principally related to the movement of large numbers of people at certain times of day, impacts such as noise and air pollution and the pressure on the transport system. The Council will ensure schemes satisfactorily address the impacts of changes to the balance and mix of uses in the area, including the cumulative impact of schemes with planning permission or awaiting determination. Hampstead and Belsize Park have a very high concentration of schools where significant issues exist concerning the 'school run'. We will refuse applications for new schools or the expansion of existing schools in these areas, unless it can be demonstrated the number of traffic movements will not increase. Policy A1 of the Local Plan refers to how the Council will manage the impact of traffic movements."</i> The Plan might want to adopt a similar stance in the Plan.</p>	<p>It is not the purpose of the Plan to repeat Camden policies but rather to add more detail to existing policies or to add policies not covered by existing strategic plans.</p>
<p>It is not entirely clear what Appendix 3 will contain. On page 5 it is described as a <i>"List of listed buildings, buildings that make a positive contribution"</i>, but clause 3.9 suggests that the list will include <i>"lists of non-designated assets, Conservation Area Appraisals, and Management Strategies"</i> which implies there will be copies of the Conservation Area Statements of Hampstead (2001); South Hill Park (2001); Fitzjohn's and Netherhall (2001) and Mansfield (2002). Which is it? The inclusion of the Area Statements as Part of the Plan would raise the question as to "which set of guidelines prevails?"</p>	<p>Have changed the title of Appendix 3 to be consistent. All listed buildings are designated heritage assets. Buildings that make a positive contribution to a conservation area or appear on a Local List are considered non-designated heritage assets according to the NPPF. Appendix 3 contains a list of all designated and non-designated heritage assets including all listed buildings, buildings that make a positive contribution to the conservation areas and buildings that appear on Camden's Local List. They are colour coded according to the conservation area in which they appear.</p>

<p>Consideration should be given to tidying up the referencing of listed views as they can be important factors for planning applications, and are currently a bit confusing: DH1 – Page 20 – “<i>Development proposals must respect and enhance the character and local context of the relevant character area(s) by... Protecting and enhancing listed views, key views and vistas as shown on Map 4</i>”. However, Map 4 is described on pages 5 and 19 as “<i>Important views</i>” which doesn’t include key views or vistas, and page 18 states “<i>Map 4 identifies the key historic and significant views within the area as listed below (see Appendix 7 for photos and justifications)</i>” and introduces a new concept of historic views? To confuse things further page 5 describes Appendix 7 as a “<i>List of important local views</i>”? Furthermore, Map 4 is difficult to read and tie up with the descriptions on page 18. The map may need to be broken into sub maps. Appendix 7’s supporting evidence will be important, but is not currently attached. Planning decisions relating to designated and non-designated heritage assets are governed by The National Planning Policy Framework 2012 (NPPF) and subsequent National Planning Policy Guidance 2014. In particular, “<i>Paragraph 134 of NPPF requires that where a proposed development will lead to less than substantial harm to a designated heritage asset, this harm should be weighed against the <b>public benefits of the proposal</b>, including securing its optimum viable use</i>” and “<i>Paragraph 135 of NPPF states that “when considering applications that affect non-designated heritage assets, a balanced judgement is required having regard to the scale of any harm or loss and the <b>significance of the heritage asset</b>”.</i> Accordingly, the Plan might want to emphasise the “<i><b>significance of the views</b></i>” and that “<i><b>harm to them cannot be outweighed by any public benefits</b></i>”.</p>	<p>We have revised wording relating to views to be more consistent.</p>
<p><b>Comments concerning matters outside planning law</b></p>	
<p>Clearly we are fortunate to have the Royal Free Hospital in our area but there is one major drawback. The heart of Hampstead is its High Street but this very busy thoroughfare is plagued by the high speed movement of ambulances through what is already a highly congested area. The sirens used are ear-splittingly loud and sooner or later a child or senior citizen will be knocked down. The core issue is why the ambulances must use the High Street when they can drive North using East Heath road which is not a bus route and has no traffic lights until the Whitestone pond and avoids both the High Street and Heath Street. Please add this requirement to your excellent plan.</p> <p>Can EC1 &amp; EC2 be developed to include sensitive rental/council tax management to ensure a vibrant mix of small retailers against big multiple chains &amp; brands? (c.f. the revitalisation of Marylebone through the Walden Estate rental policies)</p> <p>Parking restrictions and business rates are killing Hampstead shops. I would like to see a 20 minute free parking policy instigated as operates in Camden high street currently</p> <p>Congratulations on the very hard work and research that has been done preparing the Draft Plan. Your work on basements is particularly helpful.</p> <p>Re the Transport Section. When the borough-wide 20 mph speed limit was introduced that was less public awareness of the high level of air pollution in our streets. There must be a trade-off between the limited reduction</p>	<p>These are not matters that the Plan can address. The purpose of the Plan is to address the use of land and the buildings on it, i.e., matters that fall under planning law rather than other legislation or services provided by the local council.</p>

in deaths/serious accidents with a lower speed limit as against an increase in air pollution from cars travelling at 20 mph rather than at 30 mph. I would question whether you should give blanket support to a 20 mile an hour speed limit.

5% rise in council tax, coupled with fewer services, is unconscionable.

Weekly rubbish collection should be restored as a matter of priority to preserve Hampstead's amenity value. Houses are now over-whelmed by enormous smelly bins. It's a disgraceful service and it damages Hampstead more than any architectural change.

please with the help of the police and the council do more to deal with the wide spread traffic offences ie jumping the lights at the main junction in Hampstead by the tube station a great danger to pedestrians, drivers on their phones,parking on the pavement etc

Next, biggest culprit I believe is the Council and can we comment on the recycling debacle. A huge amount is spent on sending flyers and making a noise only to receive oversized bins, non/delivery of alternative means for recycling e.g. Orange bin bags. We need to be able to hold the Council to account for their collaboration with suppliers such as Veolia. Do we have a policy linking refuse collection to design and conservation of street safety and aesthetics?

## Appendix I LB Camden's comments to Regulation 14 consultation

Ref	LB Camden comment	HNF Response
Page 18, Key to Map 4	The view corridors and landmark labels in the legend are the wrong way round. The view corridors which appear in the eastern part of the map are not particularly obvious to the reader and we suggest they are shown using a different colour.	Have amended legend. Have changed the colour of the View Corridors to something darker?
DH1	<p>(e) <i>"Respecting the relationship between buildings and the landscape"</i> – the requirement is somewhat vague and is therefore, likely to be difficult for applicants and planning officers to interpret. Similarly, (f) <i>"Respecting the human scale of the public realm, ensuring that buildings create a positive relationship with street level activity"</i> – it is not entirely clear what will indicate that a "human scale" has been achieved or how a scheme might deliver a "positive relationship" with street level activity.</p> <p>Paragraph 154 of the National Planning Policy Framework (NPPF) states that "local plans should set out...clear policies on what will or will not be permitted and where. Only policies that provide a clear indication of how a decision maker should react to a development proposal should be included in the plan".</p> <p>These matters could be addressed either through rewording of the criteria or by the provision of additional information in the supporting text which sets out what these requirements are intended to achieve.</p>	We have removed both clauses.
DH2 (1)	Planning applications <i>"must be in conformity"</i> elevates the status of conservation area appraisals and management plans beyond their intended purpose as supplementary planning guidance. Paragraph 169 of the NPPF states that "local planning authorities should have up-to-date evidence about the historic environment in their area and use it to assess the significance of heritage assets and the	Have changed policy to read "must have regard to"

Ref	LB Camden comment	HNF Response
	<p>contribution they make to the environment”. We suggest that the policy refers to having “regard to” the guidance.</p> <p>“(provided these guidelines are consistent with national planning policy)” – there is no need to state this as part of the policy as conservation area appraisals are dated and a decision maker can determine whether the statement is up-to-date and has been prepared in accordance with the latest guidance.</p>	<p>Have removed clause.</p>
3.13	<p>The supporting text should acknowledge that these enhancements measures are also subject to viability. This will ensure that the approach is consistent with paragraph 173 of the NPPF:</p> <p>“...therefore, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened.”</p>	<p>The text in 3.13 suggests that development “can be positive” in restoring or preserving original elements. This doesn’t seem to be very strongly worded as is. We suggest simply that local guidance be followed.</p>
DH3 (2)	<p><i>“The use of advertisements on street furniture will be permitted only in exceptional circumstances”</i></p> <p>This reads as a blanket approach and the wording is vague, conflicting with paragraph 154 of the NPPF.</p> <p>The Camden Local Plan Policy D4 allows some flexibility and takes a more positive approach by supporting advertisements that preserve the character and amenity of the area and preserve or enhance heritage assets and conservation areas. It also identifies certain types of advertisement that the Council is likely to resist.</p> <p>This avoids the need for a lengthy list of exceptional circumstances setting out which particular types or size of adverts will or will not be acceptable. The policy could perhaps refer to the impact of</p>	<p>We have changed DH3 (2) to read:</p> <p><i>Advertisements on street furniture, including benches, lighting, bus shelters, guardrails, traffic lights or signals and other objects placed on the street (see Camden Planning Guidance 1, 8.10) will be resisted where they would contribute to visual clutter, harm the conservation areas or hinder accessibility.</i></p> <p>Have changed 3.21 to read:</p> <p><i>The Plan supports efforts to reduce both visual and physical street clutter.</i></p> <p>But maybe this is extraneous verbiage?</p>

Ref	LB Camden comment	HNF Response
	<p>clutter on the amenity of the area and avoiding signage which might hinder accessibility – issues identified by Paragraph 7.83 of the Camden Local Plan.</p> <p>It would also be helpful if the supporting text, for the avoidance of doubt, clarified what “street furniture” means. Camden Planning Guidance 1: Design has a definition in paragraph 8.10 – we suggest a cross-reference in the supporting text to this document.</p>	
NE1 (2)	<p><i>“resists development of any kind that causes harm to the Local Green Spaces”</i></p> <p>This is more restrictive than the National Planning Policy Framework (NPPF) which has some flexibility to permit development in exceptional circumstances. We consider this wording would result in the loss of this flexibility and would therefore be contrary to national policy.</p> <p>Paragraph 76 of the NPPF states <i>“By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances”</i>.</p> <p>Local Green Spaces are intended to be consistent with Green Belt designation and therefore the same level of protection applies. Exceptions where development within the Green Belt may be appropriate are set out in paragraph 89 of the NPPF, including provision of facilities for sport and recreation where this preserves the openness of the Green Belt and extensions and alterations of buildings providing there are no “disproportionate additions” over and above the size of the original building.</p> <p>It would be helpful if the list of Local Green Spaces in the policy text cross-referred to the individual numbers shown in Map 5.</p>	<p><i>Have re-worded to say:</i></p> <p>To achieve this, the plan resists development that causes harm to the Local Green Spaces, except for exceptional circumstances as outlined in 89 of the NPPF.</p> <p><i>Have done.</i></p>
NE3	The policy refers to Map 4 but this is in fact Map 5.	Reference changed to Map 5.



Ref	LB Camden comment	HNF Response
	<p>The list of corridors in the policy do not appear to tie back to the numbers shown on the map. The map also has a J and K.</p> <p><i>“Proposals for property that include part of the above should not harm the existing ecological network”</i></p> <p>The supporting text needs to provide additional guidance on how ‘harm’ should be interpreted. For example, would garden outbuildings be appropriate or rear extensions(?) We note some of the corridor boundaries are tightly drawn alongside rear elevations and some cut through existing buildings, e.g. A and F. We were not sure if this is mapping error.</p>	<p>NEED TO SORT MAP</p> <p>Have written:</p> <p><b><i>Proposals for property that include part of the above should not diminish the ability of biodiversity corridors to provide habitat and the free movement of wildlife.</i></b></p>
5.5 and 5.6	<p>We are concerned that some of the content in these paragraphs has not been substantiated, in particular whether evidence exists that “significantly large sink holes” has arisen due to basement construction; similarly is there evidence to support the “frequent” occurrence of “subsidence of neighbouring buildings and cavities” caused by basements?</p>	<p>We have rewritten these paragraphs to focus on the unusual ground conditions in Hampstead that can make basement developments problematic.</p>
5.7	<p><i>“Constraint and diversion of ground water and the local underground streams by basement construction can contribute to the lubrication of landslip on even gentle slopes, such as occurred to St Stephen’s Rossllyn Hill from the construction of the Royal Free Hospital’s underground car park in the 1970s”.</i></p> <p>There is no definitive proof that the construction of the Royal Free’s car park caused movement at St Stephens. We suggest this reference is removed.</p>	<p>We have deleted reference to the Royal Free and St Stephen’s.</p>
5.8 to 5.10	<p>It is unclear why noise and traffic management matters appear in a sub-section with the heading “Architecture”.</p>	<p>We have changed this heading to read “Other Factors”</p>
BA1 (2)	<p><i>“All proposals for basement development must aim for Burland Scale 0 (“negligible”)”</i></p>	<p><i>We have changed BA1 (2) to read:</i></p>

Ref	LB Camden comment	HNF Response
	<p>This introduces the potentially confusing and un-implementable aspiration that schemes “aim for” Burland Scale Level 0.</p> <p>Local Plan Policy A5 states that the Council will require applicants to demonstrate that proposals for basements do not harm neighbouring properties, including requiring the provision of a basement impact assessment which shows that the scheme poses a risk of damage to neighbouring properties no higher than Burland Scale 1 ‘very slight’.</p> <p>The Burland Scale is a classification system for damage to buildings caused by subsidence. Burland categories 0, 1 and 2 refer to aesthetic damage, category 3 and 4 relate to serviceability and function and 5 represents damage which relates to stability.</p> <p>The Council received technical advice about the Burland Scale and how it should be applied in impact assessments. This advice was that the basement impact assessment should not be based on achieving a Burland Scale of 0. Camden’s adopted approach of Burland Scale 1 is as high as it is practical or reasonable to achieve. Damage below this level is so small that it can result from a number of sources including seasonal and thermal effects of the ground, from the building itself, or a combination of these factors. Most buildings (and potentially almost all older buildings) will have some pre-existing damage to this level. It is therefore very difficult to identify the source of damage to a building below this level, or to expect engineers to be able to prepare a basement impact assessment with such precision given it would be masked by these existing seasonal and thermal effects.</p>	<p>All proposals for basement development must aim for less than Burland Scale 1 (“very slight”) and under no circumstances should construction be allowed to proceed where there is evidence that damage to neighbouring properties would exceed Burland Scale 1.</p> <p><i>It is often possible to identify the source of damages by comparing the statement of conditions prior to the work starting with the damages occurring during the construction period and until completion.</i></p>
BA1 (4)	<p><i>“For rear boundaries where there are visually important, mature or veteran trees, historic tree lines or a green corridor, a minimum boundary of 15 metres</i></p>	<p>We have removed reference to green corridors and Important and</p>

Ref	LB Camden comment	HNF Response
	<p><i>should be provided”.</i></p> <p>It is unclear how the 15m was established or what it is to be measured from? It is potentially a very restrictive criterion which will prevent basement development on smaller properties and has not been justified by robust local evidence. It requires justification by appropriate evidence which can show that the impact of the policy has been fully considered. As worded, it would prevent the delivery of sustainable development.</p>	<p>Mature Trees in relation to 15m. Now applies only to (12?) Veteran Trees and the 6 historic tree lines. This follows the Standing Advice from Forestry Commission/Natural England (see evidence base appendix, Natural Environment, Buffer Zones).</p> <p>Have added reference to BS5837 2012 in relation to green corridors and Important Local Trees.</p>
<p>Photos on page 40</p>	<p>Only limited information is provided and it is not demonstrated that this damage is the result of basement development.</p>	<p>We have changed the caption to read:</p> <p><i>Left is a photo of a large cavity uncovered under Heath Street, outside the Baptist Church. To the right is a sink hole that appeared in New End. These illustrate the erosion of a significant volume of silt from the Claygate Beds by the action of groundwater, causing subsidence, cavities and sink holes. This action is magnified when basement developments constrain and thus speedup the groundwater flow.</i></p>
<p>BA2 (1)</p>	<p>Local requirements for Basement Impact Assessments</p> <p><i>“...will be required for any basement development where it is reasonable for an engineer, geotechnical professional or geologist to be commissioned by the applicant, the neighbour(s) or Camden in order to assess or comment on the proposed development”.</i></p> <p>It is unclear how this would be applied, particularly when it would be “reasonable” for these professionals to be commissioned. This conflicts with paragraph 154 of the NPPF which states that policies should “provide a clear indication of how a decision maker should react to a development proposal”.</p> <p>The Neighbourhood Plan’s justification for local requirements is the unusual and unstable soils found in Hampstead; however consideration of the area’s soils has already been built into the methodology that the Council currently uses. The BIA process has</p>	<p>We have re-written to require that only basement developments where the predicted damage is greater than 0 (i.e., 1), carry out these additional steps.</p>

Ref	LB Camden comment	HNF Response
	<p>been designed to draw upon the locally specific evidence in the Camden geological, hydrogeological and hydrological study (by ARUP). The BIA methodology has been developed to respond to the specific impacts of a scheme, its location and issues particular to Hampstead will be addressed through this approach, which Camden is operating effectively.</p> <p>The draft neighbourhood plan policy requires a number of pieces of evidence regardless of whether they have been identified as a risk in the screening stage. We consider that the “additional steps” proposed in paragraph 5.17 are unlikely to be justifiable as in many cases they require information is unlikely to be needed. This conflicts with paragraphs 192 and 193 of the NPPF: “The right information is crucial to good decision-taking...local planning authorities should publish a list of their information requirements for applications, which should be proportionate to the nature and scale of development proposals and reviewed on a frequent basis. Local planning authorities should only request supporting information that is relevant, necessary and material to the application in question.”</p> <p>We have explained our concerns about the individual additional steps below. We do not consider these steps will be effective in assessing applications and should be removed.</p>	<p>We have re-drafted a number of steps so that the requirements are proportionate and relevant to the scale of development.</p>
BA2 (2)	<p><i>“Planning applications for these basements will be required to provide a Schedule of Condition survey of neighbours’ properties up to a distance of twice the depth of the basement from the point of excavation (the zone of influence)”.</i></p> <p>This cannot be required as neighbours may choose not to grant permission to access their property to undertake a survey cannot be forced to do so through the policy. Encouragement to do so can</p>	<p>We have re-drafted to require this step only when possible, i.e., not objected to by neighbours</p>

Ref	LB Camden comment	HNF Response
	be given.	
BA2 (3)	<p><i>“A section 106 agreement must be issued and include, as a condition, that the Construction Management Statement will not be approved by the Council without attached signed and agreed Party wall agreements, if applicable, with neighbours”.</i></p> <p>The Party wall Act is outside of planning legislation and cannot be included within a planning policy.</p> <p>This is the first, and only time, that a “Construction Management Statement” is mentioned in the policy. It is unclear how this differs from a Construction Management Plan, or a Basement Construction Plan, which is already set out in the Council’s policy. It would also not be reasonable to require this for all basement developments irrespective of their size or impacts. We suggest this criterion is removed.</p>	<p>We have substituted Basement Construction Plan for Construction Management Plan and now discuss Construction Management Plans in a separate policy, BA3 (the previous BA3 is now BA4).</p> <p>The RBKC requires a Basement Construction Plan (or Construction Method Statement) for all basement developments in order to demonstrate compliance with RBKC CL7 (m), which states that basements must “be designed to safeguard the structural stability of the existing building, nearby buildings and other infrastructure including London Underground tunnels and the highway;.”</p> <p>The RBKC Construction Method Statement must be signed by a Chartered Civil Engineer (MICE) or Chartered Structural Engineer (MI Struct. E.).</p> <p>We do not believe that we are infringing on the Party Wall legislation as we still leave it to the applicant and the neighbours to reach a Party Wall Agreement as per the mechanisms of the Party Wall Act of 1996.</p> <p>One will also note that there is already a precedent of what we are prescribing in the case of the appeal decision and the ensuing Section 106 for 9 Downshire Hill NW3 1NR. The Section 106t was approved by Andrew Maughan, Head of Legal Services for the London Borough of Camden on 21<sup>st</sup> December 2010 as a result of the decision by the Inspectorate.</p>
5.17	a. <i>Hydrological borehole measurements</i>	

Ref	LB Camden comment	HNF Response
	It is unclear why this is necessary and should apply to all basement schemes or what the justification is for this approach. Camden's geological, hydrogeological and hydrological study report does not stipulate 6 months. It says that in some cases equilibrium conditions/full effects might not be apparent for a number of months and that frequency and duration should be determined according to the effect being investigated.	We have removed reference to 6 months and re-worded to read:  <b>Whenever hydrological borehole measurements are to be carried out, sample soil near boundaries with neighbours to a depth of at least 6m should be conducted in periods of contrasting rainfall and over a period of several months covering wet and dry seasons.</b>
	<i>b. Automatic log water measurements recorder</i> It is unclear why this is required, particularly if the risk assessment has not found any groundwater risk.	This requirement was suggested to us by a well-qualified geotechnical engineer. The purpose is to record groundwater surges following rainstorms and how the ground reacts. This information is easily missed and can have disastrous results.  We have re-written to apply only to cases where boreholes are required.
	<i>d. An assessment of current ground and geology conditions; topology;...</i> Should this be referring to topography rather than topology?	Yes, and we have replaced this wording with the correct term.
	<i>e. Flooding and ground reports of both the applicant's and the neighbouring properties</i> This is not sufficiently specific. What are these reports?	OF needs to find reference <i>We have specified those reports as follows: Flooding and ground reports of both the applicant's and the neighbouring properties. Both the Landmark Information Group and the Conveyancing Data Services provide such reports (reference: Homecheck Professional Flood report and reference: Groundsure Ground Stability Report).</i>
	<i>b. A detailed construction sequence and design...</i> This duplicates Basement Construction Plans and is not	We have deleted this step as covered by our new policy concerning basement construction plans.

Ref	LB Camden comment	HNF Response
	appropriate as these are not required for all basement developments irrespective of size or predicted effects.	
	<p><i>i. Hydrological modelling to show whether it will be possible through the inclusion of drainage systems to prevent any significant harm from changes to groundwater levels or flow</i></p> <p>Hydrological modelling only needs to be done if it cannot be demonstrated through screening and scoping that there is no risk.</p>	<p>Have rewritten to say:</p> <p><b>Hydrological modelling to show whether it will be possible through the inclusion of drainage systems to prevent any significant harm from changes to groundwater levels or flow.</b></p> <p>Hydrological modelling only needs to be done if it cannot be demonstrated through screening and scoping that there is no risk.</p>
5.19	<p>There is a contradiction in the wording to this paragraph that all issues must be resolved, then qualifying this with “to the fullest extent possible”.</p> <p>The policy should not restrict use of Section 106 agreements as they are necessary to deal with impacts during construction and there will often be elements that cannot be resolved prior to determination of a planning application, for example clauses which are implemented only when the construction contractor is appointed.</p> <p>The reference to a “condition included in a Section 106 agreement” is confusing as planning conditions are a separate tool to Section 106 agreements.</p>	<p>We have substituted the word condition with that of requirement.</p>
BA3 (a), (b) and (c)	<p>Construction noise is a temporary impact – and is covered by the Control of Pollution Act rather than planning legislation. Councils can serve a notice asking the person responsible for the work to follow specific controls to reduce noise. The notice can set out types of plant and machinery, permitted hours of operation, and boundary noise levels. It is not a material consideration which can be used as a basis for refusing a planning application.</p>	<p>In order to meet the Basic Conditions, we are using the same language as in RBKC CL7 for BA3 (a), (b) and (c):</p> <p><b>[RBKC CL I. ensure that construction impacts such as noise, vibration and dust are kept to acceptable levels for the duration of the works” – paragraph 34.3.67 says: The applicant must demonstrate that these impacts are kept to acceptable levels under the relevant</b></p>

Ref	LB Camden comment	HNF Response
	<p>We suggest the policy is reworded setting out the key potential impacts arising from the construction works and that these should be managed through the preparation of Construction Management Plans.</p> <p>What is acceptable in terms of construction impacts cannot be fully known until a contractor has been appointed and therefore it will often be appropriate to deal with these matters after planning consent has been granted.</p> <p>“unreasonable inconvenience the day to day life” – this is subjective and we suggest it is defined more precisely or removed.</p> <p>The Forum may find this Planning Aid / DCLG note useful - <a href="http://www.rtpi.org.uk/media/686895/Material-Planning-Considerations.pdf">http://www.rtpi.org.uk/media/686895/Material-Planning-Considerations.pdf</a> - it clarifies that "Problems arising from the construction period of any works, e.g. noise, dust, construction vehicles, hours of working (covered by Control of Pollution Acts)" are "Issues that are not relevant to the decision [made on a planning application]".</p>	<p><i>acts and guidance</i><sup>18</sup>, taking the cumulative impacts of other development proposals into account.]</p> <p>[RBKC CL7 k: <i>ensure that traffic and construction activity do not cause unacceptable harm to pedestrian, cycle, vehicular and road safety; adversely affect bus or other transport operations (e.g. cycle hire), significantly increase traffic congestion, nor place unreasonable inconvenience on the day to day life of those living, working and visiting nearby;</i>]</p> <p>The word “reasonable” in legal terms is not subjective.</p>
BA3 (d)	<p>This is a matter covered by the Party Wall Etc. Act. The Council has no basis on which to refuse to grant planning permission on the basis that an applicant refused to sign a Section 106 agreement agreeing to pay damages. It is also not possible to compel applicants to undertake condition surveys of neighbouring properties as they require the consent of the neighbour to gain access to the property to undertake the survey. We suggest this criterion is removed.</p>	<p>We have rewritten:</p> <p><i>In order that the existing complex conditions and any historic movement are sufficiently explored by the BIA, planning applications for these basements will be required to provide a Schedule of Condition survey of neighbours properties up to a distance of twice the depth of the basement from the point of the excavation (the zone of influence) unless it can be shown that neighbours have refused access.</i></p>



Ref	LB Camden comment	HNF Response
5.23	The text should make clear that Camden secures Construction Management Plans through Section 106 agreements, not by using planning conditions.	We have deleted this paragraph.
5.24	<p>Construction working hours are a matter covered outside of planning legislation and cannot be controlled by planning policy.</p> <p>Reflecting this distinction, standard working hours for construction sites in Camden are published in the Council's <a href="#">Guide for Contractors Working in Camden</a> rather than the Local Plan.</p> <p>As working hours for construction is covered by a different legislative regime to planning this should not be included in planning policies in local or neighbourhood plans. The Council does, however, consider it reasonable for the neighbourhood plan to set out the Forum's preferred hours of working within the plan provided it is clearly separate to the policy criteria which will be used to determine planning applications.</p> <p>We therefore suggest that the text suggests or encourages particular hours. The Council raised this issue in relation to the Highgate Neighbourhood Plan and the Independent Examiner recommended the inclusion of the following text on page 58 of the Plan:</p> <p>"The effect of construction on neighbouring residents should be mitigated as far as possible...CMPs should also include limits on hours of construction. Construction working hours do not fall under planning legislation but under the Control of Pollution Act 1974. Camden's construction working hours are set out in its Guide for Contractors Working in Camden. The Neighbourhood Forum recommends that, unless justified by exceptional circumstances (for</p>	<p>We agree that Construction working hours are a matter covered in the Construction Management Plan. We would like to use the word "will" instead of "recommends" as RBKC has adopted. In the case of RBKC this was adopted as a result of a very thorough consultation process that was endorsed by the Inspectorate. This creates a precedent.</p> <p>We have been legally advised that the Local Plan can adopt policies that are stricter than those of the Local Authority so long as these Policies abide to National Requirements and this is justified by evidence. RBKC's policies and guidance on basements do meet National Requirements and we have adopted these.</p> <p>Many Hampstead residents have requested that the plan should adopt RBKC's policies and guidance on basement related matters and hours or work and noise restrictions.</p>

Ref	LB Camden comment	HNF Response
	<p>example concrete pouring), work on basements should be limited to 8am-6pm on Mondays to Fridays only. High impact works, including all demolition and concrete breaking, should be restricted to 9am-noon and 2pm-5.30pm on weekdays. At no time should there be any works on Saturdays, Sundays or public holidays.”</p> <p>We suggest, therefore, following the approach in the Highgate Plan.</p>	
TT1 (2a)	<p><i>“A Delivery and Servicing Management Plan (DSMP) should be provided and agreed before the relevant planning application is approved”</i></p> <p>This matter is normally secured through negotiation of the S106 agreement between the Council and the applicant. At the time a planning application is determined, all of the detail relating to deliveries and servicing may not be known. For example, consent may be granted for additional A1 (shop) floorspace but the actual occupier of the premises has not been confirmed. The number and pattern of deliveries will vary depending on the actual occupier of the unit.</p> <p>Therefore, we suggest that the stipulation that this should be “agreed” “before the relevant planning application is approved” is removed.</p>	<p>Paragraph 2a of Policy TT1 has been reviewed in the context of the emerging Local Plan and NPPF in the light of these comments.</p> <p>Policy T1 of the emerging Local Plan seeks to manage the impact of development by protecting ‘standards of amenity’ (defined as “the features of a place that contribute to its attractiveness and comfort”) and in this context to :-</p> <ul style="list-style-type: none"> <li>➤ Resist development that fails to adequately assess and address transport impacts affecting communities</li> <li>➤ Require mitigation measures where appropriate.</li> </ul> <p>To this end, Policy T1 states that factors to be considered include “transport impacts, including the use of Transport Assessments, Travel Plans and Servicing and Delivery Management Plans;”</p> <p>Paragraph 6.8 of the emerging Local Plan provides additional clarification by stating that “The Council will consider information received within Transport Assessments Travel Plans and Delivery and Servicing Management Plans to assess the transport impacts of development.... In instances where existing or committed capacity cannot meet the additional need generated by the development, we will expect proposals to provide information to indicate the likely impacts of the development and the steps that will be taken to mitigate those impacts.”</p>

Ref	LB Camden comment	HNF Response
		<p>Based on the above, the Forum has concluded the Council's intention to be that even though the identities of future owners of land or property are unknown, it is nevertheless relevant to consider the transport impacts of which can reasonably be expected to arise from development to be taken account in planning decisions through the evaluation of Transport Assessments, Travel Plans and Delivery &amp; Servicing Management Plans.</p> <p>NPPF 35 states that developments should be located and designed where practical to accommodate the efficient delivery of goods and supplies.</p> <p>NPPF 17 states that planning should seek to :-secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.</p> <p>NPPF 17, 109 and 110 further states that planning should seek to reduce levels of pollution, which is defined to include noise and light with affect general amenity.</p> <p>To ensure that information requirements are proportionate NPPF 193 states that Local planning authorities should only request supporting information that is relevant, necessary and material to the application in question.</p> <p>Taking into account the above, the Forum considers that the formulation of Delivery &amp; Servicing Management Plans (DSMPs) at the earliest stage is an essential tool in promoting development by ensuring that its transport impact is appropriately considered and mitigated.</p>

Ref	LB Camden comment	HNF Response
		<p>As with other matters relating to land use, it is recognised that the permissions associated with a planning consent will be inherited by future owners of the site in question, but in these circumstances it is all the more important that the rules associated with any planning consent are clear and easily understood.</p> <p>In the light of this guidance the following changes have therefore been made :-</p> <ul style="list-style-type: none"> <li>➤ The Plan has been amended to encourage the submission of full DSMPs during pre-planning, but require only an outline plan at application stage.</li> <li>➤ Guidance on has been included to explain that where an outline DSMP is provided it need only contain sufficient information to confirm that the material impacts of servicing/deliveries on the transport system and on the amenity of neighbours have been appropriately considered and mitigated.</li> <li>➤ Further guidance has been included to indicate that where the beneficial owner of a development is not known at the time of application, the DSMP should nevertheless reflect reasonable expectations of the delivery and servicing requirements associated with the proposed land use. Where a future owner wishes to go beyond these, a new planning application will be necessary.</li> </ul>
TT1 (3)	It is not clear whether “all developments” is intended to address just new build or conversions as well. The impact of a new build vs a conversion is likely to vary significantly and affect the justification for a CMP.	Policy TT1 (3) has been amended to refer to “all constructions and refurbishments” in the light of this guidance. Additional guidance has been added to emphasise that CMPs should not be should not be burdensome, should be proportionate to the scale of development and need only contain information which is relevant, necessary and material to the application in question.


Ref	LB Camden comment	HNF Response
	<p>“developments of over 300m<sup>2</sup>” – generally the threshold appears reasonable however it could potentially mean the Council would be unable to seek a CMP for some smaller schemes, e.g. for confined or inaccessible sites or where a CMP is considered appropriate in line with criteria set out in paragraph 8.10 of Camden Planning Guidance 6: Amenity. This would have the unintended consequence of being more permissive than Camden’s existing approach.</p>	<p>Policy TT1(3) has been amended in the light of this guidance to make clear that its provisions represent an extension to both the provisions of the draft Local Plan and Camden’s Supplementary Planning Guidance, to ensure that developments are sustainable given the exceptional traffic and pollution challenges present in the Plan Area:</p>
TT1 (4)	<p>We suggest rewording to refer to cases where vehicles cannot physically fit into streets and would cause damage to properties. We consider it is too onerous to prevent any vehicle from accessing any property/site over a specified size for the whole of the neighbourhood area, for example the weight of a lift will normally be a determining factor in the size of crane that is required on a construction site.</p> <p>The Council can influence the size/weight of vehicles accessing construction sites based on the circumstances of <b>individual</b> schemes through CMPs where this is justified, e.g. confined sites but it would be an unreasonable burden to insist that all vehicles serving construction sites meet a particular threshold and this is not a matter planning policy is able to control.</p>	<p>Policy TT1 (4) has been reviewed in the light of this guidance.</p> <p>The Neighbourhood Plan recognises that the area immediately surrounding a development site is not the sole consideration in assessing transport impact because additional vehicle traffic caused by a development will necessarily have to move across other streets in the Plan area (the vast majority of which are residential) in addition to the street on which development is taking place.</p> <p>The Forum’s view is that the Neighbourhood Plan needs to take account of the spatial characteristics of the Plan Area and the cumulative impact on the area of large vehicles. These include :-</p> <ul style="list-style-type: none"> <li>➤ the physical damage caused by the use of large vehicles,</li> <li>➤ their environmental impact</li> <li>➤ the congestion to the transport network caused as very large vehicles are waiting and turning</li> <li>➤ their effect on well-being and on the economic vitality of neighbourhood centres.</li> </ul>


Ref	LB Camden comment	HNF Response
		<p>The Forum considers that clear definitions and policies can play an important role in supporting sustainable development by giving both developers and the community the confidence to make appropriate decisions.</p> <p>The vehicle size limit has been reviewed to ensure that it permits the use of larger vehicles as exceptions, such as where the construction requires the deployment of large cranes and other appliances.</p> <p>In the light of this guidance, the Additional commentary in the Transport section confirms that exceptions are permitted and is therefore consistent with the presumption in favour of sustainable development.</p> <p>A further review has also taken place to confirm that this policy is consistent with Local and National Planning Policy and the Forum has note the following provisions :-</p> <ul style="list-style-type: none"> <li>➤ NPPF 154 states that Local Plans should address the spatial implications of economic, social and environmental change and should set out clear policies on what will or will not be permitted and where. NPPF 17 requires that plans should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency;</li> <li>➤ NPPF 174 states that Local planning authorities should set out their policy on local standards in the Local Plan</li> <li>➤ NPPF 30 states that encouragement should be given to solutions which reduce congestion.</li> <li>➤ The NPPF makes clear in various places that the cumulative impact of development on an area is a consideration.</li> </ul>

Ref	LB Camden comment	HNF Response
		<p>➤ Paragraph 10.34 of the Local Plan states that Heavy goods vehicles should be routed to minimise the use of district and local roads for the movement of goods, particularly roads which provide primarily for access to residential properties.</p> <p>In the light of the above review the Forum have concluded that a clear area-wide policy on vehicle size is consistent with national and local planning policy, provided that provision is made for exceptions.</p>
6.7	The text should make clear whether these are committed plans by TfL and Camden or aspirations the Forum would like to see delivered in the plan area.	Paragraph amended accordingly.
TT3	Criterion 2 references “public transport improvements” but this is absent from the introductory paragraph of the policy, making the intent unclear. It would also be helpful if “the applications” was defined or replaced as it is also unclear. We suggest referring to ‘development schemes’ or ‘sites’. As currently worded, it will be difficult to implement this policy effectively.	Paragraph amended accordingly.
TT4	We suggest that the policy should refer to cycle ‘spaces’ rather than “bays”. Spaces is used more commonly by Camden and is widely understood.	Paragraph amended accordingly. The policy has also been amended to restrict its application to medical and daycare facilities, which have heightened safeguarding needs rather than all health establishments.
6.37 to 6.41	This detailed text would best sit in an appendix to the plan as it is supporting information rather than part of the policy framework for determining individual planning applications.	The Traffic & Transport section was substantially revised in the light of comments and guidance from Nicola Tulley and Jacqueline Saunders during a meeting on 26th September 2016, who recommended that the paragraphs dealing with South End Green were moved to the end of the Transport section, and that other non-material guidance was located after and not before the relevant

Ref	LB Camden comment	HNF Response
		planning policy. Paragraph 6.6 makes clear that the section dealing with the Vision for South-end Green is not part of the policy framework, but merely sets out the community's vision for the area. Public engagement in autumn 2014 indicated that there is a widespread desire for improvements to South End Green and in these circumstances the Forum feel that the it is appropriate to locate the section dealing with the Vision for South End Green in the main body of the Plan, having clearly indicated that it is not part of the policy framework.
Map 9 and para. 7.10	<p>For the avoidance of doubt, it would be helpful if Map 9 referred to 'Proposed extension to South End Green Neighbourhood Centre.'</p> <p>In para. 7.10 we suggest the following alteration to the text for clarity:          "For the purposes of our Plan, we are <del>proposing to include</del>ing these areas as part of the South End Green Neighbourhood Centre".</p> <p>The change would only have full weight in the planning process once the neighbourhood plan is made by Camden Council.</p>	DONE
EC1 (b)	<p>"Broadening the range of shopping, drinking, community facilities and eating opportunities that would better provide for the needs of residents and visitors" – this may be quite subjective. How is "better provide" for the needs of residents and visitors to be defined and assessed?</p>	<p>We have substituted the following language: "<b>resisting the change of use from A1 (retail) to A2 (estate agents, banks, building societies) that would result in less than 75% of premises in core frontages being in retail use or less than 50% of premises in secondary frontages being in retail use.</b>" This language anticipates the Article 4 Direction removing permitted development rights to change from A1 to A2</p> <p>Query to Camden: can we simply say instead that the plan will resist</p>



Ref	LB Camden comment	HNF Response
		the change of use from A1 to A2? Without any percentages?
EC1 (d)	How is the “positive impact” to be determined. As with EC1 (b), this may raise issues about the clarity of the policy, contrary to paragraph 154 of the NPPF. Is this intended to support the retention of employment floorspace suitable for use by Small and Medium Enterprises (SMEs)? Or is it also seeking to retain small retail/shop units?	We have rewritten to say: <b>Preserving small shop and retail premises that enhance the character and vibrancy of the area.</b>
EC1 (e)	The policy does not take account of circumstances where existing floorspace may not be required by existing businesses / there is a long history of vacancy. To ensure the policy does not act as a barrier to any additional residential accommodation within the centres identified (an appropriate town centre use), we suggest reference to the use of marketing and viability assessments, allowing the floorspace to be released for residential use where it is appropriate to do so.	We have changed the policy slightly: <b>Resisting the change of use of businesses located directly above shops to residential occupation <i>unless it can be shown that there is a long history of vacancy.</i></b>  And we have added this clause, adapted from the Local Plan: “In order to show that a premise located directly above shops is no longer viable for business or employment use, the applicant must submit evidence of a marketing strategy for the property, covering a period of at least two years. The premise must be marketed at a realistic price reflecting market rents in the local area and the condition of the property.”
EC2 (d)	The policy is overly restrictive by preventing all internally illuminated signs. The Council does often permit signs which are halo lit (example below) or which have internally illuminated letters. These types of signage will generally be considered to be suitable and they can preserve the character and amenity of the area (and used within conservation areas). 	Some illuminated letter can be strident and not in keeping with the conservation area. To encourage that traditional finishes be used on traditional shopfronts, we have changed this to read:  <b>Resists internally illuminated projecting signs. Signage should either be non-illuminated or externally illuminated, though “halo lit” or illuminated letters may be acceptable if</b>

Ref	LB Camden comment	HNF Response
	<p>The Council usually refer to “box signs” as either ‘projecting’ or ‘fascia’ signs.</p>	<p>subservient to the general design.</p> <p>Signs and lettering such as this one below, we believe, are not in keeping with the conservation area:</p>  <p>We have added a new sentence: the Plan . . .</p>

Ref	LB Camden comment	HNF Response
		<p>e. Recommends that timber fascias be used on traditional shopfronts with either painted lettering or applied individual letters of another material.</p> <p>And have added a paragraph underneath the policy box:</p> <p>External illumination is generally preferable; it should be discreetly fixed and the minimum to allow the sign to be seen at night. The colour and brightness of the illumination and its ability to distract or confuse passing drivers will be taken into account. The size of lettering and logos should be in proportion to the detailing of the building.</p>
CO1 (2)	<p>While the intention is clear, the policy as worded is likely to be difficult to implement. It does not refer to any threshold or size of development to which it applies. It is unlikely to be viable for all small schemes to make contributions to community facilities. This may be most appropriately addressed through contributions from the local CIL to spend on projects identified in the Hampstead ‘priority funding list’.</p> <p>The supporting text should be clear how “appropriate” community facilities is to be assessed. We suggest cross-referring here to Council policies. Camden’s new Local Plan Policy C2 refers to the impact on amenity that can sometimes arise where new community facilities are provided and also identify the long-term sustainability of community facilities being an important planning concern (i.e. is there a body or mechanism which can assure a facility’s ongoing management and maintenance?)</p>	<p>CO1 (2) now reads:</p> <p><b>Development proposals will contribute to the support of these community facilities through Community Infrastructure Levy (CIL) and other agreements as appropriate.</b></p> <p>Below, we have added:</p> <p><b>The Plan encourages regular consultation with businesses and the local community to update the CIL priority lists for the Plan Area.</b></p>

Ref	LB Camden comment	HNF Response
CO2 (b)	<p><i>“Resists the loss of small dwellings in the provision of single and two person and small family dwellings in all new non-social developments and in alterations to existing buildings”.</i></p> <p>For clarity, we suggest that the reference to small dwellings should be defined as self-contained dwellings that are studios or with 1 or 2 bedrooms. Also for clarity rather than “alterations”, we suggest this sentence refers to ‘conversions’.</p> <p>Rather than disapplying the policy to any social rented unit, it would be better to allow some flexibility, e.g. ‘the loss of small social rented housing will be supported where there is a need to provide larger dwellings to ensure there is a more balanced supply of housing in the local area.’ The policy seems to suggest, indirectly that there is an oversupply of small social rented homes and there loss might be acceptable.</p>	We have made the recommended changes.
CO3 (3)	We suggest that this criterion is moved to the supporting text as closures of streets is not assessed as part of a planning application.	DONE





## A new Plan for Hampstead – your comments are important

The Hampstead Neighbourhood Forum, empowered by the Localism Act of 2011, has drafted new planning policies that will help shape the way Hampstead develops over the next 15 years.

The Neighbourhood Plan, if approved at a public referendum, will sit alongside Camden's Local Plan and guide planners as they make decisions that will affect our homes, shops, village centres, environment and open spaces.

We have launched a public consultation on the draft Plan.

Here are the ways to find out more and give us your comments:

- Go online to: **[www.hampsteadforum.org](http://www.hampsteadforum.org)**
- View a copy and pick up a printed survey at Keats Community Library or The Armoury, Pond Street
- Write to: Secretary, HNF, 81 South Hill Park, NW3 2TG to request a hard copy and survey



**HAMPSTEAD**  
NEIGHBOURHOOD FORUM

The consultation will end on 3 May 2017. For more information email **[info@hampsteadforum.org](mailto:info@hampsteadforum.org)**



## What are your views on the draft Neighbourhood Plan for Hampstead?

### Draft Neighbourhood Plan Consultation Questionnaire

If you live or work inside the Hampstead Forum area, we would like to hear your views.

Do you live ( ☐ Yes ☐ No ) or work ( ☐ Yes ☐ No ) inside the Hampstead Neighbourhood Forum area?

The Hampstead Neighbourhood Forum, empowered by the Localism Act of 2011, has drafted new planning policies that will help shape the way Hampstead develops over the next 15 years. The Plan, if approved at a public referendum, will sit alongside Camden's Local Plan and guide planners as they make decisions that will affect our homes, shops, village centres, environment and open spaces.

Please indicate how you feel about the policies under the six sections of the draft Plan, which can be viewed on our website or in hard copy at Keats Community Library or The Armoury, Pond Street.

	Support	Do not support	No opinion
1. Design and Heritage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Natural Environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Basements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Traffic and Transport	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Economy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Turn over

Comments (please add pages if necessary):

Please could you complete the following questions. This information will only be used to demonstrate that the Hampstead Neighbourhood Forum has gained the views of a representative cross-section of the local population and will not be shared with any other individuals or organisations.

1. To which age group do you belong?  
☐ 17 or younger ☐ 18-24 ☐ 25-34 ☐ 35-44 ☐ 45-54 ☐ 55-64 ☐ 65 and over
2. What is your full Hampstead postcode?
3. I am responding as ☐ An individual ☐ A business/organisation

If you would like to be kept informed of the Plan, please fill in the details below.

Name	<input type="text"/>
Address	<input type="text"/>
Tel Number	<input type="text"/>
Email	<input type="text"/>

You can complete this questionnaire on our website: [www.hampsteadforum.org](http://www.hampsteadforum.org)

Otherwise:

- ☐ Hand deliver it to: Keats Community Library at 10A Keats Grove  
or  
☐ Post to: The Secretary, HNF, 81 South Hill Park, NW3 2TG

The consultation on the draft Hampstead Neighbourhood Plan closes on 3 May 2017.

To find out more about the Hampstead Neighbourhood Forum, view a copy of the draft Hampstead Neighbourhood Plan, and read about what we have heard from you see our website or email us.

[www.hampsteadforum.org](http://www.hampsteadforum.org) [info@hampsteadforum.org](mailto:info@hampsteadforum.org) Follow us on Twitter @hampsteadforum

