

BELSIZE RESIDENTS ASSOCIATION
MINUTES OF
Committee meeting at 7.30 pm on Tuesday, 11 March at 20A Crossfield Road,
NW3 4NT

Present: Deborah Buzan; Gordon Curtis; Judith Farbey; Judith Gubbay; Pat Holden; Neil Harris; Prabhat Vaze; Sheila Wrigglesworth

1. **Welcome**

a. **Apologies** from Anne Stevens

b. **BRA Committee 2014/15: Welcome and Roles**

Following her election at the AGM, Sheila Wrigglesworth was welcomed as a new member of the Committee.

The following roles were decided: Chairman: Prabhat Vaze; Treasurer: Neil Harris; Acting Secretary: Judith Farbey. Other roles (including the role of Secretary) will be reconsidered at the next meeting, on the basis that a refreshment of roles is due.

ACTION: The Chairman will reconsider the functions that need a Committee role and report to the next meeting.

2. **Minutes**

a. The February minutes were agreed.

b. There were no matters arising from the February minutes not covered elsewhere.

3. **Planning and conservation**

a. **Report on planning applications**

GC reported that the 100 Avenue Road planning application has now been sent to Camden.

ACTION: GC will circulate text to the Committee within one week which can be adapted or used by members submitting representations to Camden.

GC also reported on planning applications to week ending 07/03/2014:

4 OBJECTIONS

2013/8275/P Land adjoining 148 Fellows Road

Erection of a single storey rear extension at ground floor level and alteration to front elevation in connection with dwelling. **THE DEVELOPMENT IS TOO LARGE AND TOO CLOSE TO ADJOINING PROPERTIES ON WINCHESTER RD**

2014/0584/P Flat Ground Floor 25 Howitt Road

Extension of basement floor level by 1 metre at the rear in connection with excavation of basement extension and other works approved by planning permission (2013/4203/P) **OBJECT TO BASEMENT DEV'T FURTHER OUTSIDE OF BUILDING FOOTPRINT**

2014/1025/P 24 Belsize Grove

Increase depth of rear balcony by 0.6m at upper floor level. **OBJECT TO THIS RETROSPECTIVE APPLICATION WHICH HAS ALREADY BEEN REFUSED AND PURSUE ENFORCEMENT ACTION**

2014/1096/P 35 Buckland Crescent

Conversion of existing raised and lower ground floor maisonette and excavation of a new basement to create a two bedroom flat at raised ground level and three bedroom maisonette at ground floor and basement levels. Works to include the demolition of the existing rear ground floor extension and the creation of a new rear extension at ground floor level **OBJECT TO EXCESSIVE REAR EXTENSION AND BASEMENT DEVELOPMENT**

12 OTHERS REVIEWED WITH NO COMMENTS

2014/0621/P Flat 1 12 Lancaster Drive
Alterations to 3 x windows on side elevation of flat.

2013/8057/P 170 Adelaide Road
Erection of single storey side extension, replacement of south and west elevation windows and installation of fences to boundary wall.

2014/0401/P 66 Antrim Mansions
Conversion of rear window to door of flat.

2014/0524/L Washington Hotel 50 Englands Lane
External alterations including replacing corner lantern with new lantern supported on existing bracket, repainting hanging sign and elevation at ground floor level, and replace existing high level corner signs.

2014/0959/P 3 Belsize Place
Details required by condition 5 (sustainable urban drainage system), condition 15 (basement details of drainage), condition 16 (tree protection) and condition 17 (details of qualified chartered engineer) of planning permission reference 2012/3291/P granted on 21/01/2013 for 'erection of building comprising basement, part four-storey, part two-storey and part single-storey with mezzanine to provide a single-family dwellinghouse following demolition of existing office' (abbrev).

2013/8046/P 14 Belsize Square
Replacement of front bin storage enclosure with new bin storage area, including alterations to external balustrades.

2014/0921/P 9 Elizabeth Mews
Amendments to roof lights approved under planning permission 2012/5154/P.

2014/0949/P 64 King Henrys Road
Erection of rear extension at first floor level , conversion of garage and installation of window to front elevation at ground floor level to residential dwelling.

2014/0459/P 16 Provost Road
Variation of condition 3 (installation of two conservation-style roof lights at south-east elevation) of planning permission dated 16/12/2013 (ref. 2013/5737/P) for the erection of single storey rear extension, and installation of conservation-style roof lights to east and west elevations of single dwelling.

2014/0460/L 16 Provost Road
Installation of two conservation-style roof lights to south-east elevation.

2014/1437/P 8 Briary Close
Replacement of front garage door with windows and infill wall, and rear side-hung doors with bi-folding sliding door.

2014/1399/P 21A Steeles Road

Minor material amendment to permission 2013/7806/P dated 27/1/14 (variation allowing slanted corner wall to approved full width rear ground floor extension), namely to increase length and height of extension and height of first floor rear window.

b. **HS2: BRA position on HS2 following Heath & Hampstead enquiry:**

In line with previous discussions at Committee meetings, it was agreed that the BRA position on HS2 is that we are concerned about the environmental impact, particularly the nature reserve. We are also concerned about disruption for residents.

ACTION: The Chairman will relay this position to H&H.

4. **Trees**

a. **Report on planning applications**

No report as Consuelo Phelan is abroad.

5. **Traffic and Transport**

No issues arising.

6. **Environment and community services**

a. **Royal Free Environmental Group (Jean Seal):**

The Committee has been asked to suggest items for discussion at the RFEG's next meeting.

ACTION: The Chairman will contact Jean Seal to suggest repainting of zebra crossings on RFH land.

7. **Events**

a. **AGM**

This was a very successful event, thanks in large part to the excellent speaker James Dunlop and his colleague Paul Nuckley (who is the designated Belsize environmental officer) from Green Camden. The Acting Secretary read a letter from Mr Dunlop thanking the Committee for the opportunity to speak and offering any further assistance or liaison that we wish.

b. **Hustings meeting**

The hustings for local elections will take place on 18 May 2014 at 3pm at Sarum Hall School, Eton Ave. There will be no catering. Political parties will be invited if they propose to stand candidates in all or most wards. Where possible, existing councillors will be used as points of contact for supplying the rules of the event. All questions from members for the candidates will need to be provided to the Acting Secretary in advance. A flyer will go into the next newsletter with a slip for that purpose. In addition, an email will go to members nearer the time. The event will be advertised on BRA noticeboards. The Acting Secretary will chair the event.

c. **Summer Party**

Deborah Buzan and Aileen Hammond have offered their gardens for the summer party. It was provisionally agreed that this would take place on either 15 June or 22

June. The Chairman will check with Aileen and Diana Self whether they are free on these dates.

ACTION: The Chairman will contact Aileen and Diana about their availability.

8. **Public Relations**

a. **Changes to website**

Progress on developing the website has slowed down owing to AS and JF being snowed under with other commitments.

ACTION: JF will telephone AS with a view to making progress.

9. **Publications**

a. **Newsletter**

Judith Gubbay reported that the newsletter is on target for distribution on 12 May 2014. She would welcome suggestions for change and improvement.

ACTION: All Committee members to consider possible changes to the newsletter.

10. **Membership**

a. **Membership changes**

Four new members joined at the AGM. It was agreed that the issue of attracting short-term residents would be discussed at the next meeting.

11. **Finance**

- a. The accounts for February 2014 were approved.
- b. Our healthy financial situation was noted. While some funds need to be designated for unforeseen expenditure, it was agreed that the Committee should consider ways in which we can improve services to members.

ONGOING ACTION: All Committee members are invited to assess whether the services to members that fall within their own remit may be improved.

12. **BRA Business**

- a. **BRA Constitution, Policies and Guidance**
- b. **BRA New Committee Guidance**
- c. **Any other new Committee arrangements**

All these items were taken together. The Chairman is in the process of compiling a depository of BRA documents.

ACTION: Any Committee members who have templates of BRA documents should send them to the Chairman.

13. **Any Other Business**

None

14. **Next meetings**

The calendar of meetings for the next year will be decided at the next meeting, in line with the refreshment of Committee roles.

The next meeting will take place on **9 April at 7.30 pm at 14C Belsize Square NW3 4HT.**