

BELSIZE RESIDENTS ASSOCIATION

**Committee meeting at 7.30 pm on Tuesday, 13 May 2014 at 20A Crossfield Road,
NW3 4NT**

Present: Prabhat Vaze (Chair); Deborah Buzan; Gordon Curtis; Judith Farbey; Judith Gubbay; Pat Holden; Consuelo Phelan; Ruth Sands; Sheila Wrigglesworth

1. **Apologies for absence:** Anne Stevens, Neil Harris
2. **Minutes of the last meeting**
 - a. The April minutes were agreed subject to changing the day of the forthcoming hustings from Saturday to Sunday
 - b. Matters arising from April minutes not covered elsewhere: None
3. **Finance**
 - a. Accounts for April 2014: held over to next month owing to NH's absence
 - b. Proposal for architectural prize: The Chairman's proposal for a local architectural prize was noted and agreed. It was agreed that the idea would be given a soft launch in the next newsletter which would invite members to send in photos of features of the streetscape in Belsize that could be improved, also photos of elegant solutions. It was generally felt that the proposed prize money was too large and that any sponsor (whether a commercial or non-commercial organisation) would need to be appropriate.
 - c. Money from film crew: held over to next month owing to the Treasurer's absence
4. **BRA Business:** No items
5. **Planning**
 - a. **Planning applications**

GC reported on planning applications for April and May 2014:

APRIL 2014: 22 APPLICATIONS REVIEWED

3 OBJECTIONS:

2014/1041/P 93 Parkhill Road
Loft conversion - addition of rear dormer and enlargement of side dormer SIDE DORMER OUT OF CHARACTER

2014/2037/P 22 Lancaster Grove
Erection of a two-storey building plus basement following the demolition of existing building to provide four dwelling houses. OVERDEVELOPMENT – LOSS OF CHARACTER WITH DEMOLITION OF EXTG HOUSES – LITTLE ARCHITECTURAL MERIT

2014/1617/P 100 Avenue Road
Demolition of existing building and redevelopment for a 24 storey building and a part 7 part 5 storey building comprising a total of 184 residential units (Class C3) and up to 1,041sqm of flexible retail/financial or professional or café/restaurant floorspace (Classes A1/A2/A3) inclusive of part sui generis floorspace for potential new London Underground station access fronting Avenue Road and up to 1,350sqm for community use (class D1) with associated works including enlargement of existing basement level to contain disabled car parking spaces and cycle parking, landscaping and access improvements. OVERDEVELOPMENT

MAY 2014: 24 APPLICATIONS REVIEWED

1 OBJECTION

2014/2240/P 73 Parkhill Road

Enlargement of side dormer and installation of rear dormer and roof light to front of the house. SIDE DORMER OUT OF CHARACTER

2 COMMENTS

2014/1367/P 97 Haverstock Hill

Change of use of the first and second floors from public house (Class A4) to create 2x1 bedroom and 2x2

bedroom flats (Class C3); extension and relocation of existing kitchen extract flue and associated works.

NO OBJECTION TO FLATS ABOVE BUT COMMENT TO RETAIN PUB

2014/1373/P 97 Haverstock Hill

Change of use of the first and second floors from public house (Class A4) to create x 10 hotel rooms (Class

C1); extension and relocation of existing extraction flue and associated works.

NO OBJECTION TO FLATS ABOVE BUT COMMENT TO RETAIN PUB

- b. Hunters Lodge: JF apologised that she has not yet drafted a letter to the Council owing to other BRA commitments. She will do so this month.
- c. 100 Avenue Road: The BRA objection to the planning application has been lodged (see above). The Winch may receive part of the allocated community space. The GLA has signalled its approval of the height of the proposed tower while expressing concern about putting it into a crowded, urban, residential area. Cllr Leyland has written to the Mayor of London requesting that he visit the area affected by the proposed development.
ACTION: PV and PH to contact the Winch for a catch-up meeting on 100 Avenue Road and other areas of concern/common interest such the future of Belsize Library and why the Winch has not yet cashed the BRA donation made last year. PV and PH to report to the next meeting.
ACTION: PV and GC will liaise about the possibility of commissioning an expert report on the likely effects of the tower on the area and on local amenities.
ACTION: PV will write to GLA member Andrew Dismore requesting a meeting.
Other actions, including a protest, will be included on next month's agenda.
- d. HS2: Petitioning Parliament:
DECISION: The Committee decided (ie resolved) to authorise the deposit of a petition against the HS2 Bill and authorised the Association's Chairman (Prabhat Vaze) to act on behalf of the Association
ACTION: SW and DB will attend a workshop on 19 May 2014 organised by Camden on how to petition Parliament on HS2
ACTION: AS will be asked to provide a breakdown of the number of members in affected streets
ACTION: PV and JF will circulate a draft petition by 18 May 2014, for comments from the Committee and for SW and DB to take to the workshop, with a view to lodging the finalised petition before the deadline of 23 May 2014. The focus of the petition will be those concerns already expressed publicly by the BRA ie mitigation of the effects of construction works on Belsize and ecological/heritage issues.

- 6. **Trees:** Report on planning applications: CP had reviewed 32 planning applications and had

Comments/Objections in relation to five:

15-17 Fitzjohn's Avenue: Front - fell 2 limes, 1 beech; 1 plane in street, blamed for subsidence.

(Three applications): These applications are a major concern

130A Haverstock Hill: remove 1 silver birch, front garden

30 Eton Avenue: group of sycamores at front, remove or prune, fell juniper. Blamed for subsidence at no. 28

45 Netherhall Gardens: fell acacia at rear, severely prune other trees

10 Eton Avenue: fell 4 limes at rear

7. **Environment and community services:** No items

8. **Events**

a. Hustings meeting: All is proceeding to plan for this event on Sunday 18 May 2014. JF handed out posters to Committee members for distribution. Set-up at Sarum Hall School will take place from 2pm and Committee members were encouraged to assist.

b. Summer Party: The date for the party was confirmed as 15 June 2014.

ACTIONS:

SW will liaise with Diana Self who will need assistance

PV will give SW the BRA document containing the standard details of organising the party; he will bring the BRA crockery and tea urn

RS will be on the door to take names and to sign up anyone who wishes to join the BRA

AS will be asked to provide a membership list for RS to use

JG will create a poster for the BRA noticeboards

9. **Public Relations**

a. New website: JF reported that AS and she had met to finalise the specification and accompanying documentation, which has been sent to a member for his expert consideration.

10. **Publications**

a. Newsletter: JG reported that the deadline for content is Friday 26 July; to printers on Monday 11 August; distribution in week commencing 18 August 2014. Ideas for features would be welcome.

11. **Membership**

a. Membership changes: AS reported by email that she has cleaned the data base, removing a total of 35 non-payers and, where possible, amending email addresses that have bounced. There are currently 534 paying households, and about 20 "complimentaries" of one kind and another. New members should be recruited, perhaps through the Transition Belsize fair again.

12. **Any Other Business**

Following discussion at the AGM, the question of Christmas lights on Haverstock Hill will be covered in the next Newsletter.

13. **Date and place of next meeting**

Wednesday 11 June 2014 at 7.30pm at Flat 1, 20 Netherhall Gardens, NW3 5TH