

**BELSIZE RESIDENTS ASSOCIATION**  
**Committee meeting at 7.30 pm on Tuesday, 12 June 2014 at Flat 1, 20 Netherhall  
Gardens, NW3 5TH**

Present: Prabhat Vaze (Chair); Gordon Curtis; Judith Farbey; Neil Harris; Pat Holden; Consuelo Phelan; Anne Stevens; Sheila Wrigglesworth

1. **Apologies for absence:** Deborah Buzan; Judith Gubbay; Ruth Sands
  
2. **Minutes of the last meeting**
  - a. The May minutes were agreed, subject to adding CP to the list of persons present.
  - b. Matters arising from May minutes not covered elsewhere: For reasons of time, JF has not yet drafted a letter to Camden about the prolonged nature of works at Hunters Lodge.
  
3. **Finance**
  - a. Accounts for May 2014: The accounts for May 2014 were approved as circulated by NH. NH reported that the Winch has now cashed the cheque from BRA, which was a donation made last year.
  - b. Money from film crew: NH reported that the BRA has received £400 for two filming events (in Belsize Park Gardens and Glenilla Road).  
**ACTION:** An item in the next Newsletter will explain the receipt of the money and that it will be spent on the next local get-togethers for the residents of those streets.
  
4. **BRA Business**
  - a. Proposed meeting with the Winch: PV is meeting with the Winch on 13 June 2014 to discuss 100 Avenue Road and other issues.
  
5. **Planning**
  - a. Planning applications:  
PLANNING REPORT to WEEK ENDING 04 APRIL 2014 (WEEKS 259 – 262)  
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 dwellinghouses. 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

### 19 OTHERS REVIEWED WITH NO COMMENTS

2014/0360/P 25 Lancaster Grove

Conversion of lower ground floor and ground floor flats (1x1 bed and 1x 2 bed) to maisonette (1x4 bed), erection of single storey rear extension and creation of a rear bay window.

2014/1087/P 10 Quickswood

Variation of planning permission 2013/1421/P for single storey rear extension at first floor level, namely replacement of first floor window with sliding door to side elevation

2014/1093/P Flat 1-2 24 Belsize Avenue

Installation of single storey timber out building

2014/1579/P 19 Belsize Grove

Erection of full width single storey rear extension.

2014/1603/P 31 Belsize Park Gardens

Installation of lighting to front elevation (Retrospective).

2014/1262/P 13 A Upper Park Road

Demolition of chimney stack to front right hand corner of roof. Roof over opening to match existing roof.

2014/1560/P 1 Belsize Lane

Installation of boundary wall to front and rear, new openings on ground and first floors for new windows, alterations to fenestration on all elevations, and extension of existing garage to create garden shed.

2014/1567/P 19 Crossfield Road

Replacement of two dormer windows with a single dormer roof extension at rear (retrospective).

2014/1121/P 10 Parkhill Road

Ground floor rear/side extension and erection of an office, ancillary to the main residence, at the rear end of the garden

2014/0646/P Flat 6

53 Belsize Park Gardens

Installation of 1 x rooflight on rear elevation of flat (retrospective).

2014/1015/P 33 Belsize Lane

Installation of 3 x external condensers to rear of shop.

2014/1431/P Flat E 10 Belsize Square

Alterations to windows and balcony of flat.

2014/1874/P 18 Elizabeth Mews

Window and door replacement at ground floor level, installation of balustrade for the provision of a balcony at front first floor and new window to rear elevation.

2014/1904/P 11 Hawtrey Road

Alterations to fenestration, installation of window to side elevation, 1x rooflight and 1x condenser unit on roof.

2014/1450/P 17 A Downside Crescent

Erection of rear and side roof extensions and installation of front facing roof lights.

2014/1828/P 23 Glenloch Road

Enlargement of existing basement and front lightwell creation of rear lightwell and rear external steps with glass balustrade, replacement of windows throughout and new rooflight to existing infill extension.

2014/1714/P Eldon House Lyndhurst Road

Erection of rear extension following demolition of existing conservatory and replacement front porch to house.

2014/1600/P & 2014/1719/L 3 Eton College Rd

Replacement of iron gates and railings with wooden gates and fence panels to front elevation on Eton College Road.

2014/2034/p 21A Steeles Road

Erection of railings to front boundary and front yard

PLANNING REPORT to WEEK ENDING 09 MAY 2014 (WEEKS 263 – 266)

#### 1 OBJECTIONS

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

#### 21 OTHERS REVIEWED WITH NO COMMENTS

2014/0348/P 11 Chalcot Gardens

Retrospective application for the installation of a external air conditioning condenser unit

and associated condenser pipe work to south side at lower ground floor of house.

2014/1810/P 1 Antrim Road

Excavation of basement under footprint of existing dwelling with rear and side lightwells.

2014/1896/P

Eton Avenue

Erection of rear garden studio connected to flat via glazed link.

2014/1910/P

10 B Elizabeth Mews

Construction of new part double storey lean-to conservatory extension

2014/1978/P Land at the rear of 53 Eton Avenue

Details of windows, doors, boundary treatments and gates, and of the glass panel on the north elevation, as required by conditions 3a and 6 of planning permission ref 2012/5729/P (dated 21/03/2013), for the erection of building comprising basement, ground and first floor for use as a single-family dwellinghouse (Class C3

2014/1448/P 23 Maresfield Gardens London NW3 5SD

Erection of rear extension to residential flat.

2014/1864/P 166 Haverstock Hill

Erection of single storey rear extension at lower ground floor level with reconfigured driveway at main entry, alterations including installation of rooflights, new front gates and wall and alterations to landscaping rear.

2014/2231/P 6 Chalcot Gardens

Erection of a balcony extension to rear elevation of residential flat.

2014/2242/P 7 Eton Avenue

Installation of one window to east elevation (amendment to previous consent 2013/7108/P).

2014/2465/P Flat 4 25 Upper Park Road

Front, side & rear dormer roof extensions including the raising of the existing roof ridge and replacement of existing second floor sash windows with double glazed units.

2014/1646/P 14 Ornan Road

Demolish existing wall to frontage of property. Re build existing wall with new in situ concrete internal structure.

2014/2139/P 11 Steeles Rd

Installation of patio doors to the rear elevation at ground floor level.

2014/1366/P 26 Steele's Road

Demolition of existing dormer roof extension and the erection of an enlarged dormer extension and the replacement of existing rooflight with a new dormer window all associated with works to the front elevation.

2014/1629/P 31 Lancaster Grove

Variation of condition 3 (approved plans) of planning permission 2012/3120/P dated 11/9/12 (for the erection of single storey rear extension) namely to allow additional decking and terrace to be flush with internal finished floor level.

2014/2076/P

7 Crossfield Road

Erection of pergola in rear garden [retrospective].

2014/2463/P 28 Lower Merton Rise

Installation of 2 non-openable obscure windows to ground floor side elevation.

2014/2476/P 139 Fellows Road

Conversion of 2nd and 3rd floors from 2 flats (1 x 1 bed and 1 x 2 bed) to 1 x 3 bed maisonette, erection of a 3 storey infill rear extension at ground floor level, single storey lower ground floor rear extension, replacement of existing front roof dormer with front mansard and dutch gabled dormer, and alterations to fenestration.

2014/1909/P 14 Daleham Mews

PROPOSAL Change of use of part ground floor commercial unit (Class B2) to provide storage room ancillary to first floor flat and erection of a rear extension at first floor level to flat (Class C3).

2014/2391/P 35 Daleham Mews

Addition of three dormers to roof space, changes to fenestration and front door and replacement of existing canopy.

2014/2469/P Englands Lane

Submission of acoustic report, as required by condition 4 of planning permission ref 2013/5011/P (dated 01/11/2013), for the installation of stall riser at ground level in connection with retail unit

2014/2658/P 89 Fellows Road

Change to rear windows and doors at ground floor level.

- b. 100 Avenue Road:
  - (i) Letter to Andrew Dismore: PB has written to Andrew Dismore seeking a meeting to discuss our concerns but has received no reply to date.
  - (ii) Campaigning activities: GC reported that Cllr Leyland has not received a reply to her letter to the Mayor. Camden has extended the deadline for lodging objections to the planning application to 2 July 2014. GC and PB will attend the Swiss Cottage Action Group meeting on 18 June 2014.
  - (iii) Arranging to speak as an objector: GC will ask Camden to confirm that the BRA objection will be taken into account and also ask Camden about how BRA may get to speak at the meeting at which the Council will take its decision on the planning application. He has been in touch with Cllr Leyland about how the BRA may get to speak at the meeting and he will follow up with her too.
- c. HS2: Update on Petitioning Parliament: HS2 has acknowledged receipt of the BRA petition.

6. **Trees:**
- a. Report on planning applications  
 CP reported:  
 Comments/Objections: Nil  
 No objection:  
 62 Eton Avenue (Central School of Speech and Drama)  
 31 Maresfield Gardens  
 41 Upper Park Road  
 18A Upper Park Road  
 15A Belsize Square  
 8 Chalcot Gardens  
 112 Fellows Road  
 39 Netherhall Gardens  
 16 Eton Villas  
 18 Eton Villas  
 104-110 Haverstock Hill  
 Kings College Court, 55 Primrose Hill Road  
 Lowlands, 2 Eton Avenue  
 38 Belsize Square  
 32 Belsize Square  
 14 Maresfield Gardens
  - b. Trees on Fitzjohn's Ave: CP reported that a member had written to the BRA about risks to overhanging branches on bus routes. Camden's view is that these branches pose no risk to buses and no drastic pruning is planned.  
**ACTION:** CP will contact the Heath & Hampstead Society about this issue.
7. **Environment and community services**
- a. Tree planting and cycling superhighway: Redington Frogna Association/TfL meeting on 26 June: The meeting will concern Finchley Road. Given that Finchley Road is outside the BRA catchment area, it was agreed that PH will ask to be kept informed but that the BRA should not be further involved at the present time.
  - b. Belsize Library: PH has been informed that the Winch is progressing on issues surrounding the lease. PB will ask for further details at the meeting on 13 June.
  - c. Estate agent signs: CP reported that she has seen 'For sale' signs on Eton Road and Provost Road.  
**ACTION:** An item in the next Newsletter will invite members to send photographs of 'for sale' signs to Camden. CP will report to Camden the signs she has seen.
  - d. Crime in the Fitzjohn's area: Following concerns raised by a member about crime in and around Fitzjohn's Avenue, PH will speak to the police.
  - e. Police services: A meeting will take place at St Stephens on 22 June 2014 to see if there can be a police base in the old police station, which has been sold to DFE for a new school.
8. **Events**
- a. Summer Party: Practical arrangements were discussed. GC will create a sign for the gate. Committee members with garden chairs will bring them. SW will be at the venue from 1.30 pm for set-up. Works in the adjacent garden are visible so should not present undue risk. Event insurance is in place. After this party, Diana Self would like to hand over her role to someone else. SW is happy to take over from Diana.
9. **Public Relations**

- a. New website: AS and JF are still in the process of progressing a new web site.

10. **Publications**

- a. Newsletter: Following circulation of the most recent issue, there was nothing to report on the Newsletter.

11. **Membership**

- a. Membership changes: Nine new members have joined the BRA in the last 5 weeks. Some members experienced problems receiving TYCT because of coding issues. It was agreed that the coding needs to be reviewed.

**ACTION:** AS and RS will meet to discuss a coding review.

12. **Any Other Business**

- a. An exhibition will be held by the Royal Free Hospital on 20 and 21 June 2014 at Hampstead Town Hall about proposals to develop the Institute of Immunity and Transplantation. A planning application has not yet been made.
- b. It was agreed that a poster for a commercial arts event should not be placed on the BRA noticeboards.

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

Tuesday 8 July 2014 at 14C Belsize Square NW3 4HT