

Minutes of the DHRA Committee

01/11/2023 6:30pm

26 Downshire Hill

PRESENT

Andrew Neale (Chair)
Mark Dennis (Treasurer)
Linda Parsonage (Membership)
Sally Minto (Communications)
Redding Thompson
Stephen Grosz
Ian Thompson
Patrica Morison
Julian Sinclair

APOLOGIES

Patrick O'Connor
Peter Tausig
Sophie Marple
Teddy Bourne
Doreen Mitchell
Nikki Sinclair

1. TRAFFIC

Discussions with Camden and neighbouring organisations continues.

From a wider context, coordination of proposals across neighbouring residents associations is ongoing and encouraged.

A general view across all organisations is that a coordinated traffic solution for Camden should be pursued - some consultants have been appointed to carry out studies. None the less, the DHRA committee continues to push for improvements locally.

Results of the DH traffic consultation have been forwarded to Camden for their consideration. MD is awaiting response from Camden traffic and will report back once further information is available.

It is hoped that Camden will consider the small improvements proposed as part of their current 2 year budget (Nov 2022-24); i.e. speed limit signage, repair of ramps where these have settled, street markings, etc.

Any further works will need to be raised with and agreed with Camden prior to finalisation of their forthcoming budget.

Further monitoring of traffic has been suggested with 3 proposed positions earmarked in the street and hopefully further studies will be undertaken by Camden to understand the broader usage of the street at critical times.

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2. SECURITY

SM reported that not many issues have been raised on the street recently.

Car theft is still a concern and some cars have been broken in to in the past few months.

SM stated no major issues have been reported however reiterated the need for vigilance.

3. REFUSE

AN reports that the refuse problem outside numbers 1-3a Downshire Hill is still an ongoing issue

The previous solution agreed, for waste to be stored in the alley, has been rejected by the owner of the property, and as a result other solutions needed to be found.

AN recently met with Linda Chung and Camden waste team member Jon Dean. Provisionally it was agreed residents from these premises that fall under the Hampstead Town designation, should put their refuse on the corner of Rosslyn Hill for the regular Camden/Veolia time banded collections.

AN is encouraging this as a permanent solution, however further communication with shop operators and residents, Linda Chung and Camden, need to be undertaken to agree this. A certain amount of fly tipping occurs on the Rosslyn Hill corner, and this needs to be addressed before a permanent agreement can be secured.

Owners and occupiers of the flats at the upper end of DH (1-3) have been sent letters encouraging their involvement in the DHRA and outlining current littering issues and strategy. One resident has taken up the offer so far.

Everyman uses First Mile for commercial waste collections, however AN reports that these appear less reliable with missed collections adding to the litter problem. Camden's Veolia regular time banded waste collections are being recommended for more reliability and ease of monitoring.

AN recently attended a Heath and Hampstead Society meeting addressing the issue of street rubbish. Attendees were from multiple local RAs.

Many neighbourhoods are grappling with similar issues.

The council representatives included both the collection and the 'education and enforcement' teams. The emphasis is improving behaviour and responsibility. AN will issue contact information for reporting offences.

Killick manages their own collections which works well. It was suggested that they should be approached regarding some form of record keeping (CCTV?) of littering outside their premises. This could be seen as advantageous for them as the litter cannot be especially welcoming to any of their prospective clients.

4. PLANNING

Police station consultations continue with recent public events held in the building.

Another event is being held again in November at the police station. Letters from Redington Capital have been circulated amongst residents encouraging attendance.

Some design elements have been amended following consultation with the street.

However, reservations regarding noise nuisance are still not entirely resolved especially for immediate neighbouring properties.

Some elements of screening have been proposed by the developer in answering concerns regarding light and noise pollution. Neighbours continue to engage with James Frost and the Redington Capital team and DHRA will continue to support residents' concerns.

Other than this, the current proposals are generally in line with the appropriate use of the buildings.

Following on from the current planning consents, a new extension to the stables building is being proposed. This has undergone a series of amendments since a pre-app was submitted. Subsequent amended proposals for the extension have been circulated by the developer who has made changes prior to submission for planning. Amendments include reducing the mass of the building.

Neighbours' concerns are in regard to massing, potential overlooking, amount of skylights proposed and consequent light pollution, and impact on neighbouring trees. Necessary investigative works in this regard will need to accompany the final submission.

DHRA is being consulted on amendments and will remain involved in the ongoing discussions with neighbours.

The Stables property together with this extension proposal, formerly part of 26 Rosslyn Hill, has been granted addresses 53 and 54 Downshire Hill, albeit the developer has confirmed that this site is being developed as a single residential dwelling.

5. MEMBERSHIP

LP will encourage new residents of 53-54 and in the rest of DH ,to become members of DHRA.

She has been active in approaching resident above 1-4 DH but thus far only one person has responded.

6. TREASURERS' REPORT

Apologies offered regarding the missing of the annual 2023 garden party.

Proposals are suggested for a 2024 party timed to coincide with the AGM.

A venue is needed and it was suggested that the AGM and Party could be held at the Freemasons - or AGM at the Freemasons and party elsewhere.

MD suggested that we approach the church as lower ground function room may be a central suitable venue for both AGM and garden party. PO / MD will make contact with Tom Watts (senior minister) to float the idea.

Further options should be explored and it was agreed that notices to residents should be issued as early as possible to encourage decent attendance.

7. FREEMASONS NEW YEARS EVE PARTY

A new year's eve party is being planned by the Freemasons Arms this year.

As part of the current licensing arrangements, FA have a valid extension to opening hours on new years eve and they have decided to make use of this facility for the first time.

They recently applied for an additional extension of opening hours to 2am (1am is current licence) and this apparently has been granted. No consultation with the street was made prior to this application.

MD has spoken to the manager raising concerns about the extension of time and the event itself and agreed with management that there needs to be inclusive consultations with the street prior to planning events of this nature.

The manager has assured MD that this is a one-off event and will write to MD confirming such. MD will push for receipt of this statement.

The concern centres around the potential noise and nuisance on the night, and any precedents set, should this turn out to be an annual event.

Management has indicated that music and bar will close at 1.30am with doors closed at 2am. This raises concerns regarding management of patrons leaving the site as well as noise issues during the event.

Discussion was had regarding best practices around closing times and it was agreed that DHRA would not contest the event but encourage proper management, and closely monitor the event for future reference.

Enquiries have been raised with Camden on the issuing of the licensing extension with what appears to be inadequate consultation - MD will report back on any details.

No other business and meeting closed at 20:20