

Minutes of the DHRA Committee 03 March 2026. 6:30pm at 26 Downshire Hill

Attendees Andrew Neale, Mark Dennis, Stephen Dias, Redding Thompson, Teddy Bourne, Stephen Grosz, Miles Harding, Patrick O'Connor, Ian Thompson

Apologies Linda Parsonage, Sally Minto, Patricia Morison

SUMMARY

The committee met to discuss five main areas.

On **traffic**, Stephen D reported findings from recent Hampstead Transport Partnership meetings showing peak-hour congestion concentrated on main roads rather than Downshire Hill, with a further HTP meeting scheduled in two weeks. Mark D's review of Camden's transport schemes found no significant proposals affecting the street, and recent road improvements were noted positively.

On **security**, no significant issues were reported from the January Neighbourhood Security meeting, and residents were encouraged to join Met Engage and attend local police liaison events.

On **planning**, the committee reviewed three active matters: the Hampstead Police Station Construction Management Plan (considered satisfactory), a new and expanded planning application for The Stables (DHRA will submit objections in support of residents), and the Regis Road Redevelopment (DHRA will make representation to Camden Council).

Regarding the **St John's planting scheme**, Ian Thompson will develop 2–3 proposals for discussion with the Church and their architect.

On **treasurer** matters, the current balance stands at £402.76; Mark D announced his resignation as Treasurer, Stephen D has been appointed as the new Membership Secretary, and a new online bank account is to be established.

The committee also noted with sadness the passing of two residents, Nigel Steward and Solomon Abramovich.

TRAFFIC

Mark Dennis reported back on the progress of the current PJA Traffic consultation (Triangle area of Frognal to South End). Despite delays, PJA are due to issue their report in June, which will be circulated and reviewed by the Hampstead Forum prior to submission to Camden Council.

As stated at the AGM in 2025, two volunteers were requested to review traffic data and Camden Transport initiatives for their impact on Downshire Hill.

Traffic Data: Stephen Dias has attended two recent Hampstead Transport Partnership (HTP) meetings to review free SATNAV traffic data, which shows a concentration of traffic at key spots during peak hours: Hampstead High Street / Heath Street, Arkwright Road /

Fitzjohn's Avenue, and Pond Street — with less evidence of congestion on Downshire Hill at these times.

The data indicates that much of the traffic congested at these hotspots originates from outside the area and bleeds into surrounding streets. HTP would therefore like to see traffic kept out of the 'triangle' area and confined to main roads only: Finchley Road, East Heath Road and Haverstock Hill. Only peak-time traffic has been analysed, but it was agreed this provides sufficient data to substantiate the report's findings. It was agreed that DHRA would not push for full daytime data, as this would represent a significant cost; however, the HTP committee may decide to obtain this data if they feel it strengthens their submission to Camden Council.

Stephen D will attend a meeting planned for two weeks' time to discuss the findings and will report back to the committee.

Camden Transport Plan Review: In the absence of a second volunteer, Mark D reviewed the 50 or so schemes presented by Camden Council for traffic management in the area — covering initiatives under Safe & Healthy Streets, Healthy Junctions, Cycle Initiatives, Parking, and others — and found no significant proposals that might impact Downshire Hill.

Patrick O and Mark D reported back on recent road improvements, including resurfacing, new 20mph markings on the tarmac, and new signage at both ends of the street and midway near the church. It was felt that these improvements have had a positive impact. Thanks are extended to Stephen Stark for his efforts in securing these improvements and to Linda Chung for her ongoing efforts.

SECURITY

Unfortunately both Sally M and Teddy B were unable to attend the recent Neighbourhood Security Committee meeting in January; however, feedback from the meeting was generally positive with no significant issues to report. The next meeting will take place later in March.

Andrew N and Mark D remind and encourage all residents to sign up to the Met Engage initiative (<https://www.metengage.co.uk>) and attend 'Cuppa with a Copper' meetings should there be any security issues they wish to raise with the local constabulary. An outline of Met Engage and minutes of Minutes of the Hampstead Safer Neighbourhood Panel are attached. The next 'Cuppa with a Copper' event will take place on Tuesday the 7th of April between 10:00–12:00, at Euphorium, South End Road.

It was agreed that measures such as maintaining communication on the residents' WhatsApp group, keeping house lights on during absences, and video doorbells all assist in keeping security incidents at bay.

PLANNING

Hampstead Police Station — A Construction Management Plan for the development of the Police Station has been issued and reviewed by neighbours. Members agreed that the plan was satisfactory and raised no specific concerns. Subject to approval of the plan, the development team is ready to begin work this quarter. It was noted that all site

traffic will be directed from the site entrance on Downshire Hill to Rosslyn Hill. A request for further information from Stephen G to James Frost remains outstanding; Stephen G will continue to pursue this.

The Stables — The application for an additional first floor was refused. A new application, lodged in January 2026 — references 2025/5812/P and 2026/0313/L — seeks, amongst other things, a basement and an enlargement of the overall development. The consultation period for this application closes on 17 March. A number of objections have been raised by residents of Hampstead Hill Mansions, and it was agreed by vote that the DHRA will review and submit comments in support of residents' concerns. These concerns include, amongst other things, overdevelopment of the stables building and the existing shed, groundwater impact, impact on neighbouring buildings, and the mature trees adjacent to the proposed development.

Regis Road Redevelopment — This scheme, which includes proposals for development around the Heath — Murphy's Yard, Regis Road, Holmes Road, The Wendling Estate, the area surrounding Bacton Tower on Haverstock Hill, and The West Kentish Town Estate — will impact views from the Heath. Andrew N will send DHRA support to H&HS / Mark Hutchinson representations to Camden, and continue to monitor developments.

ST JOHN'S PLANTING SCHEME

Discussions with St John's Church and their architects have been positive. A number of concerns have been raised regarding a planting scheme along the Downshire Hill elevation. It was agreed that a series of options should be investigated that take into account the points raised by the Church: structural impact, cycle bay access, and anti-social behaviour.

IT will compile 2–3 schemes for consideration and make contact with the Church and their architect to discuss. The budget for planting and ongoing maintenance should be taken into consideration, as any proposed scheme should not place added financial pressure on the Church or DHRA. Ideally this work would have begun this spring, but that timescale will not be achieved until a scheme is agreed.

TREASURER & MEMBERSHIP

Mark Dennis reported spending of £235 on the AGM in September 2025. A donation of £400 was gratefully received from the filming company that recently closed the street, bringing the current balance to £402.76.

Repairs to the heritage street sign opposite the Freemasons Arms have been completed. Mark D has settled £50 toward the repair with a further £400 outstanding; it was agreed this would be settled immediately from current funds. Thanks to John Robbins for salvaging the tiles and having the sign restored.

Mark D announced his intention to resign as Treasurer. In light of Linda Parsonage's resignation as Membership Secretary, it was suggested that a new person be elected to a combined role. Stephen Dias has graciously accepted appointment as the new DHRA Membership Secretary, assisted by Sally Minto in her existing role maintaining street contact records. Ian Thompson has offered to assist with financial and technical records should Stephen D and Sally M require further support.

A new online bank account will need to be established, as the existing Lloyds account was closed due to ongoing bank fees.

The committee would like to extend their sincere thanks to Linda Parsonage for her service as Membership Secretary, acknowledging her dedicated commitment to welcoming and maintaining ties with all residents on the street.

AOB

DHRA wish to convey sincere condolences to Mary Steward whose husband, Nigel Steward died in December. Nigel was a tireless campaigner on all matters affecting Hampstead, and was of great assistance in the campaign against the planning applications to convert HPS to a school. We are saddened by his loss but express our gratitude for his support on multiple issues. A memorial event for Nigel is planned at Keats House Library on 19 March — anyone wishing to attend should contact Andrew Neale.

Solomon Abramovich, a longstanding resident and familiar face on the street, passed away in January. Solomon was a highly respected **Consultant Otolaryngologist (ENT Surgeon)** who authored numerous scientific articles, textbook chapters, and a book titled *Electric Response Audiometry in Clinical Practice*. Everyone on the DHRA Committee extends their sincere condolences to Gill Abramovich and family.

Thanks to Mark Dennis for hosting the meeting.