

# GARA

**Annual General Meeting, Wednesday 8<sup>th</sup> January 2014 at 7.30pm  
West Hampstead Community Centre, 17 Dornfell Street, NW6 1QN**

including discussion of the current

## **Revised 'frontage' planning application for the reservoir site**



### **Planning application**

- Linden Wates (LW) has submitted a revised planning application for the reservoir street frontage
- Individuals have until 19 Dec to comment (unlikely to be strictly enforced; see address overleaf)
- We have negotiated with Camden that a GARA response will be accepted after our AGM

### **GARA position**

We have successfully protected the Open Space for many years, and we have ensured that each subsequent development proposal is less damaging and less intrusive than its predecessors.

No-one wants any development on the site but when considering this application, Camden will note that the impact on Open Space, the height and bulk of the 'frontage' scheme, and transport and parking issues were all accepted by planning inspectors (see 'History', overleaf). Camden's planning officer says he will consider these matters as resolved, meaning that he will consider only the detailed design. If the revised design acceptable, then Camden officers and councillors will find it difficult to refuse the application. It is with much regret that we have reached this conclusion.

Our task now is to ensure that the proposed design is something we can live with; and to secure the future of the remainder of the site as a nature space, with local involvement. We can also press for conditions on working hours, construction methods, vehicle routes and local amenity contributions.

Improvements to the design since the first 'frontage' application include:

- Mostly pitched roof with dormer windows rather than a solid flat frontage – this is much more in keeping with the area and considerably softens the bulk of the building
- Improved window detailing and some (not much) subtle brickwork – adding a little character
- A clear 'gap', allowing views across the site from the street (previously obscured by the 'car lift' entrance) – this is still only a narrow view, but at least it benefits pedestrians
- Soft landscaping at the front (a few bushes!); and a secure site boundary

You can view the planning application on-line and comment on-line or by post – see details overleaf.

**Your views** are important. Come and discuss the current situation at our AGM.

Here's how you can help: return this form to 12 Agamemnon Road c/o Sam or 42 Gondar Gardens c/o Christine

**G O N D A R   &   A G A M E M N O N   R E S I D E N T S '   A S S O C I A T I O N**

Name: . . . . .  I will attend the GARA AGM on Wed 8 Jan

Address: . . . . . Phone no.: . . . . .

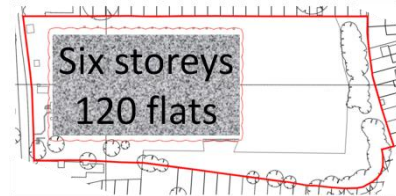
Email address: . . . . .

2014 Subscription enclosed (£5 per person or £10 per household): Cash , Cheque payable to GARA  or bank transfer  (sort code 20-74-63, a/c 80451223, with name / address in the payment reference).

## History of the Gondar Gardens reservoir site

- 1874 Reservoir constructed
- 1889 Tennis courts on the reservoir roof (no-one knew about slow worms then!)
- 1989 Roof substantially repaired
- 2002 Reservoir de-commissioned. GARA formed.

- 2004 Thames Water plans for a six-storey block with 120 flats – thwarted at public inquiry; site protected as Open Space and Site of Nature Conservation Interest

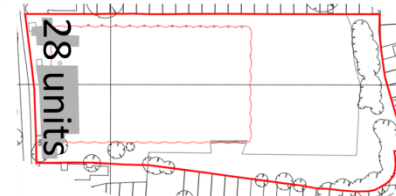


- 2010 Linden Wates bought site, put up hoardings and removed trees

- 2011 / 'Centre' scheme rejected by planners but approved on appeal – 16 houses in 'pit' of reservoir – this is still an option for LW to build but would cost £6.8m in lieu of affordable housing



- 2012 / First 'frontage' scheme – refused by planning committee and refused on appeal as design would "harm local area" but impact on Open Space and height and bulk of scheme accepted



- 2013 Revised 'frontage' scheme submitted
  - Preserves 93% of Open Space as a site for nature, to be given to London Wildlife Trust
  - Opportunity for local residents to be part of future management plans
  - Design improved to address inspectors' concerns and through consultation with GARA

If the 2013 scheme is approved, LW has indicated that they will proceed and complete it within c.2years. If it is refused, they are likely to appeal and may use the intervening time to propose a combination of the 'centre' and 'frontage' schemes (although they cannot simply build part of each).

You can view the planning application at [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning), then search for application 2013/7585/P (or click [here](#) if reading this on-line) and select 'view related documents' including the Design and Access Statement. You can comment on-line or by e-mail to [planning@camden.gov.uk](mailto:planning@camden.gov.uk) or by post to LB Camden, Development Management, Town Hall, Judd Street, London WC1H 8ND.

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