



# *The Heath & Hampstead Society*

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# *NEWSLETTER*

*November 2016*

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*The new plaque on Parliament Hill is unveiled!*

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Contents

Chair’s Notes

by Marc Hutchinson

	Page
Chair’s Notes . . . . .	1
<i>Marc Hutchinson</i>	
Heath Report . . . . .	4
<i>John Beyer and Lynda Cook</i>	
Planning Report . . . . .	8
<i>David Castle</i>	
Town Report . . . . .	10
<i>Frank Harding</i>	
Hampstead Neighbourhood Forum . . . . .	12
<i>Alexander Nichol</i>	
Matt Maran – Photographer . . . . .	15
Hampstead Summer Festival . . . . .	17
<i>Vicky Bobasch</i>	
Obituary: Henry (Harry) Hallows . . . . .	18
<i>Richard Payne</i>	
Bulletin Board	
Heath Walks 2016–2017	

**Front cover:** Virginia Rounding (Chairman of the City of London Hampstead Heath, Highgate Wood and Queen’s Park Committee) and Society Chair Marc Hutchinson unveil the new skyline plaque on Parliament Hill. See the Heath Report for details about the new plaque. □

I hope members have had the opportunity to enjoy the wonderfully long and sunny summer, something which has enabled the timely completion of the Ponds Project engineering works (see below).

**Membership subscription rates – important**

As I have noted before, it has been very encouraging that the increased rates have had no adverse effect on the number of existing members renewing their annual memberships. However, some members have inadvertently renewed at the old rates. May I ask those who renewed this year by cheque at the old rate to include the amount of the shortfall when they renew at the correct rate for the 2017 financial year; and those who renewed by an unchanged standing order to instruct their bank to change the order to the new rate and (as a one-off) let us have a cheque for the shortfall (we are unable to instruct your bank on your behalf).

The new annual rates are: individual £20; joint £30; senior, and under 25, £15; and joint senior £30.

**Membership numbers**

Despite our current record number of members, in excess of 2000, your trustees continue to be concerned at the number of long-time and otherwise well-informed residents of Hampstead who claim never to have heard of the Society and its work. This is truly baffling.

Hence, we have decided to arrange, for late October, a personalised mail drop of the new membership leaflet through the letter boxes of a large number of residences near the Hampstead side of the Heath occupied by non-members. At the time of writing the results are not known,

## *Chair's Notes (cont)*

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but we feel strongly that this has been a worthwhile experiment.

Our second initiative has been, with much help from one of our trustees, John Weston, the design and display of a new membership recruitment poster, in Lift No. 4 of Hampstead Underground Station (4 million passengers per year), linked to a photographic competition we are running on Instagram. You can see further details on our website. The sensational photograph of an autumnal Lime Avenue on the first poster was kindly provided by one Matt Maran, a name now very familiar to members. We aim to display a new poster every quarter.

### ***Ponds Project***

The dry summer weather and the diligence of the City and BAM Nuttall (the contractor) have allowed the Ponds Project to be completed in October 2016 on schedule. The engineering works are over. What remains now is for the paths to be repaired and new plants and grass (seed and turf) to complete their growth following which, we hope by May 2017, all protective fencing can be removed.

The Ponds Community Working Group and the Ponds Project Stakeholder Group will, at their insistence, not be disbanded in October 2016

but will continue in existence until the Project is completely finished. Meetings of them will be convened (probably jointly) on an ad hoc basis, as and when there are problems or complaints to be addressed or there is a need to check and comment on the results of the planting and other post-engineering work.

I shall be representing the Society at a seminar to be held by the City in October 2016 to reflect on lessons to be learned from the Project, and I shall report to members on this discussion in the January 2017 Newsletter.

### ***Athlone House***

Planning permission was given by Camden in September for the restoration of the House. The planning application was supported by the Society, the Highgate Society, the Victorian Society and other national and local bodies. Members of the Athlone House Working Group were very pleased to have morning coffee with the new owner, Mr Mikhail Fridman, and his advisers to review the plans before their submission.

The extremely sympathetic and thoughtful restoration is the longed-for outcome to the campaign to save the House and, with the Highgate Society, we are hosting a celebratory dinner to thank our counsel, David Altaras, and



*The view of London from the statutory viewing point at the site of the new skyline plaque on Parliament Hill as it appeared in 1929.*

Postcard courtesy of Michael Hammerson

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our expert witnesses who appeared at the inspector's appeal and were involved in the subsequent High Court proceedings.

### ***Press officer***

We are pleased to have appointed Ms. Mahima Luna as the Society's press officer. The Society has had press officers from time to time in the distant past, and the trustees feel that the Society will be helped, not least in the new context of social media, by this appointment. We are very grateful to Mahima, who has a background in advertising, for agreeing to take on this role.

### ***Sub-Committees***

We say farewell to Janine Griffis who has decided to step down from the Town Sub-Committee. Janine was a trustee and secretary of the Society for many years, leaving those offices in order to take up the position of Chair of the new Hampstead Neighbourhood Forum, an update on the work of which is in this Newsletter. We are very grateful to Janine for her varied and substantial work for the Society and the Town Sub-Committee over a long period.

Janine will be replaced on the Town Sub-Committee by Andrew Haslam-Jones, a lawyer who has to date had a prominent role in the work of the Forum.

Our new press officer Mahima Luna has been appointed to the Heath Sub-Committee.

### ***Christmas party***

You should receive with this Newsletter an invitation to our Christmas party at Burgh House on 8 December at 7:30pm. We hope you can come and look forward to seeing you there. □

The Heath & Hampstead Society  
invites you to an illustrated lecture by

## **Tom Oliver**

*Landscape architect, Patron of the Society and  
Fellow of the Royal Society for the  
encouragement of Arts, Manufactures and  
Commerce (RSA) and the Green Alliance*

### **Capability Brown: making his design fit for the 21<sup>st</sup> century**

The restoration of an extensive 18<sup>th</sup> century landscape under present day conditions  
Croome Park in Worcestershire was Capability Brown's first complete design and one of his favourites. It was brought back from oblivion by the National Trust between 1996 and 2006 and ten years on, receives 150,000 visitors each year. What were the primary challenges in achieving this transformation and how successful has the restoration been? Tom Oliver, who planned and managed the project between 1997 and 2002, explains.

**Thursday 2 March 2017 at 7.30pm  
at Burgh House**

Refreshments will be provided

Admission is £15 by ticket only. Space may be limited so, if you plan to attend this event, please let the Society know in advance by email on **info@HeathandHampstead.org.uk** or by telephoning **07768 827 405**



**Burgh House  
New End Square  
NW3 1LT  
☎ 020 7431 0144**

**www.burghhouse.org.uk**

Open: Wed, Thur, Fri & Sunday 12:00–5:00pm



# Heath Report

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by John Beyer and Lynda Cook

## ***New Parliament Hill panoramic plaque unveiled***

On 12 September a new plaque was unveiled by Virginia Rounding (Chairman of the City of London Hampstead Heath, Highgate Wood and Queen's Park Committee) and Society Chair Marc Hutchinson. The plaque was donated by the Society for the benefit of the many who visit the site each year, following extensive work with City of London staff.

Virginia Rounding commented: "We are very grateful to the Heath & Hampstead Society for this new plaque. The pace of change in London is so fast that the depicted skyline may be out of date very soon. But like all snapshots it serves as a reminder that change is a part of our lives, while the Heath remains a beautiful tranquil place of respite away from the hustle and bustle of city life."

In reply, Marc Hutchinson said: "The Society has donated the plaque in furtherance of its

charitable object of education. The legally protected viewing point over London where the plaque stands is world famous, and we hope that the plaque will enable the public to understand the changes to the mix of ancient and modern which make up the skyline of this great city."

The panoramic plaque, on the summit of Parliament Hill, replaces the original plaque which has been on site since 1984. Given that the old plaque looked relatively unscathed from its thirty-odd years on the summit, the Society decided to present something equally robust. It was feared that other materials would soon become faded or damaged by people or weather, on a site which is famous for the winds which buffet it: it is with good reason that it is known as Kite Hill. The old plaque will be preserved and retained in a public place, probably in the Heath Visitor Centre.

The donation of the plaque enables the Society to have its name and logo prominently presented



Photograph courtesy Ron Vester

*Society and City representatives with the plaque designers: left to right are Marc Hutchinson, Society Chair, Melissa Fairbanks of the Heath Sub-Committee, Lucy Gannon of the Corporation of London, John Beyer, Heath Sub-Committee Chair, Bob Warnock of the Corporation of London and the two designers, Jonathan Hawkes and Sheetal Patel.*

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to a broad public at a location on the Heath which receives so many visitors and is in itself so impressive. The plaque outlines the key buildings visible in July 2016; doubtless as more new buildings appear there will be a guessing game for visitors of “spot the missing tower”. The choice of what to include was at times difficult. Tempting although it was to select only those buildings deemed by the Heath Sub-Committee to have architectural merit, we chose buildings that visitors were most likely to ask about.

The panorama includes one of two viewing locations on Hampstead Heath identified in the Greater London Authority’s London View Management Framework in recognition of the significant views towards St Paul’s Cathedral. There is an additional statutory viewpoint near the footpath which descends to the café; it is the view towards the Victoria Tower at the Palace of Westminster. The Sub-Committee and the City agreed that, although the view was protected, it did not offer the outstanding view from the top of Parliament Hill and therefore did not merit a plaque.

In preparation for deciding what should be included in the design, the City, with the assistance and advice of the Heath Sub-Committee, held a number of site meetings to establish what management of trees was necessary to produce the most attractive view. The process resulted in broad agreement with what is reflected on the new plaque. The City believes that only occasional trimming will be required to keep the trees as they are now and as illustrated on the plaque.

A further feature of the plaque is a moulded “QR” code which enables anyone with a smartphone quickly to access a dedicated page on the City of London website about Parliament

Hill; this, in turn, leads them to a page on the Society’s website where they can find more information about Parliament Hill, including photos of how the view looked in former times (for example 1889/90, 1913 and 1929), courtesy of Michael Hammerson (Highgate Society and Heath Sub-Committee member).

Heath Sub-Committee member Melissa Fairbanks, who brought the whole project to conclusion, praised the professional and cooperative approach of Lucy Gannon, who represented the City in the year-long process.

### ***Starting to see green around the Ponds***

The Heath visitor is at last beginning to experience a very different landscape from that viewed when our last Newsletter was published in May; instead of deep ravines and crevasses criss-crossed with a constant flow of tractors, excavators and cranes, in some areas there are newly-restored meadows, which have been turfed or seeded. However, although much of the noise has been stilled, the background whine of tractors and lorries as they move back and forth and the thuds of heavy duty machinery continue to be heard on many parts of the Heath, such as, for example, the pounding of drills recently used on Hampstead No. 2 Pond as part of the project to plant new reed beds.

Most of the spillways have been completed and are currently being seeded with grass and wildflowers, and seeing some Ponds freed from machinery gives hope that very soon the Heath will be free of the intrusions of the last two years.

Reseeding has started on the western meadow on the Model Boating Pond and this area is rapidly regaining its shape and offering dramatic new views. The dam on the Model Boating

## *Heath Report (cont)*

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Pond is complete and has been turfed and seeded, and visitors can walk along the top path of the dam and view the Bird Sanctuary Pond and even glimpse the trees on the Ladies' Pond. It is not unlikely that this area will become a new attraction for Heath visitors and we should observe it closely for positive as well as negative impact.

Construction of the island on the western slope of the Model Boating Pond has now been completed, revealing views similar to those displayed on the notice boards. The island will be accessible by a causeway, which has raised the concern that, if waterfowl nest on the new island, these nesting birds will be disturbed by people and dogs crossing the causeway. The Heath Sub-Committee will monitor the island. Similarly, there is concern for wildlife on the southernmost bank of the Model Boating Pond where the newly planted reed beds, once established, will attract nesting birds, as there may be interference with the nesting from people and dogs on the lower path.

Further down the Highgate chain, work is also nearing completion on both the Men's Pond and Highgate No. 1 Pond where there has been less visual impact than had been expected. This is particularly apparent on the south bank of Highgate No. 1 Pond, where, in the event, only three trees instead of seven were removed to accommodate the new retaining wall, and where the spillway has been completed.

On the Hampstead chain, the Catch Pit above the Mixed Bathing Pond continues, in the view of some, to be an eyesore, although turf laying has been completed. Nothing will console for the loss of a once secluded wooded area that was habitat to a variety of wildlife and which

has now been transformed entirely. The new dry dam will also accommodate a bicycle path and we will have to see how much that will affect the area further.

Pleasingly, the Vale of Health and Viaduct Ponds have regained their tranquil aspects and the spillways on these two Ponds show an encouraging blend of grass and wildflowers. Likewise, the causeway between the Mixed Bathing Pond and Hampstead No. 2 Pond shows an appealing array of wild flowers on both sides of the causeway, presenting purple, pink and yellow colours which are set off by the vivid green grass on both banks.

### ***Swan rescue***

The swan family which nests on Hampstead No. 1 Pond has been subject to significant stress due to the raising of the causeway between the Pond No. 1 and Pond No. 2. The parent swans, as is their custom when the cygnets are a few days old, guide them to Pond No. 2 by climbing up the bank and into Pond No. 2 over the dam, where they are easily able to enter the water.

However, owing to their small size and their inability to fly, this summer the works meant the family found it impossible to return to their nest on Pond No. 1 and remained stranded on Pond No. 2 for several weeks with the mother swan (the father was able to return to Pond No. 1). Although BAM Nuttall installed a ramp to help the swans make the journey back to Pond No. 1, unfortunately the mother (who was moulting and unable to fly) and the cygnets were still unable to return to their nest. The ramp was removed when visitors in a recent heatwave felt the need to cool off by jumping into the Pond from the ramp (these two Ponds are not swimming Ponds).

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Matters were aggravated in the first weeks of August when the female swan had to ward off several attacks by dogs. Ron Vester witnessed and photographed a number of attacks on the swans by dogs entering Pond No. 2, which is a favourite canine splashing place (dogs can enter Hampstead No. 1, Hampstead No. 2, and the Vale of Health Ponds).

Ron and Lynda Cook, members of the Heath Sub-Committee, intervened with Richard Gentry, Head of Constabulary on the Heath. This resulted in further attacks being forestalled by the installation of a temporary fence on Pond No. 2 to prevent dogs from entering the water and harassing the swans. In September, the swans were able to return to Pond No. 1 and seemed to be moving easily between the two Ponds. A new volunteer group is being considered to work with the City to protect the swans.

The swans have also faced hazards from fishermen, whose discarded line can entangle them. Unfortunately, the Hampstead Heath Anglers' Association, which provided a channel of communication for Heath staff with fishermen, is no longer in existence. In order to fish legally on the Hampstead Heath Ponds, anglers should have two permits. The first is an Environmental Agency Angling Permit obtained from the Post Office (available to anyone over 11

years old). At present there are occasional visits to the Heath from Agency fishing bailiffs to check this. Secondly, anglers also need a Hampstead Heath Permit from the City of London, which requires a photograph and contact details. Anglers receive a pack which includes information about the fishing regulations. It is not clear what proportion of fishermen comply with the permit requirements. An example of non-compliance with regulations is the continued use by anglers of illegal triple-barbed hooks.

Anglers can fish on the Model Boating Pond, Hampstead No. 2 Pond, the Highgate Men's Bathing Pond and the Vale of Health Pond. They can no longer fish at the Mixed Pond. □



Photograph courtesy Ron Vester

*Swan under attack*



# Planning Report

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by David Castle

What major political changes have taken place since the last Newsletter in May with the unexpected Brexit vote, causing the resignation of Prime Minister Cameron and the election, by the Conservatives, of Theresa May and a very different Cabinet!

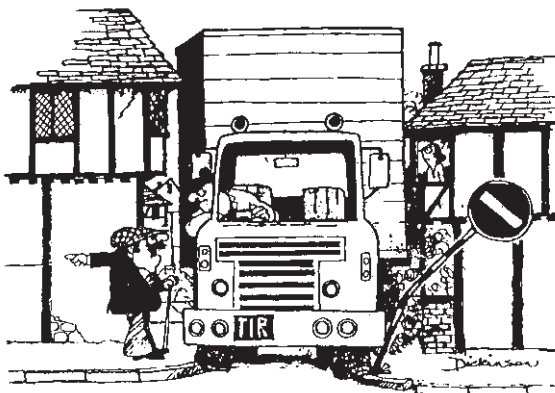
Unfortunately, this will probably not alter the previous Government's intention to reduce the protective power of Planning Law, to speed up the planning process and reduce what is seen as unnecessary, petty, restrictive and bureaucratic.

Of course, the process can be all of those things, but without it there would be little control over development. We all would be defenceless against development next door and in the vicinity.

The other change – which could work to our advantage – is the election of the new Mayor of London, Sadiq Khan. Responsible for overseeing the planning system in London, he may be able to ameliorate some of the Government's proposals. I suppose it is futile to hope that the Government will start to deal with the serious housing crisis. Indirectly this crisis is responsible for the massive pressure to redevelop Hampstead for personal gain and profit.

## **Camden's new Draft Local Plan**

When approved, this Plan will become Planning Policy in Camden. It is an important



*"Smash the next lamp on the left, flatten the pavement by the pub, nudge the sweet shop, scrap the Market Cross, then just follow the skid marks to London"*

*Acknowledgements to Punch, 1979*

document because it will control and guide (or unfortunately allow) development in Hampstead over the next decade. The Society has already made proposals for the improvement of the Plan, followed up by meetings with Councillors and the Officers involved. We intend to speak at the Examiner's Hearing – particularly about basements under gardens. The Plan is to be considered for approval by an Examiner in late October. It is possible to attend but not to speak unless the Examiner previously agrees. I hope to give a summary of the important issues and changes to the approved plan in the next Newsletter.

## **Heath House (opposite Jack Straw's Castle)**

This planning application for an unfortunate interior conversion of a historic house to six flats – some of which are cramped and poorly planned – is due to be considered by Camden's Planning Committee at their meeting on 20 October. I will let you know their decision in the next Newsletter.

## **Branch Hill House**

This large and imposing house was once the residence of John Lewis and, more recently, an old people's home, but is now disused. Camden

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Council are selling the house and its garden, which includes a small important wood that is part of a 'green corridor' linking the Heath to other woodland to the west.

Vicki Harding has been working with the Tree Officers of Camden to protect the 'green corridor' – so far with success.

### ***Basements***

We have heard that Westminster City Council are increasing the charges for making a planning application for a basement to a minimum of £8,000 up to a maximum of £34,000 depending on the complexity and extent of the basement. This extra charge is to pay for the extra costs incurred by the Council in administering and checking the application.

There is so much profit to be made in adding a basement (who cares about the stress and disruption caused to neighbours?) that this extra charge will have little effect on the number of applications.

### ***Campaign Advice Information***

We have many calls requesting help in dealing with fighting planning applications being made for neighbouring properties. Very frequently we have already sent an objection to Camden about the planning application in question – but it really is necessary for all those affected also to lobby the Councillors and Planning Officers.

We are now about to issue a set of Guidance Notes to members about how best to campaign against a particular proposal. We are also considering collecting useful publications, information, and references to help those who are campaigning. □

## ***Basement Survey – Appeal to members***

On pages 14–15 of the May 2016 Newsletter we asked for information from members, by reference to a list of questions, about their personal experiences of basement construction in Hampstead.

This is just a reminder to members who have not yet responded to do so.

Do not feel obliged to answer every question posed and, if you would prefer just to speak to one of our Officers on the phone, email the Society and the Officer can call you at a mutually convenient time.

The Society is attempting to create a factual database of local experience in order to strengthen its campaign.



# Town Report

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by Frank Harding

At the time of writing we are enjoying a warm tail end of summer with the possibility of an Indian summer still to come. I hope that you have been able to enjoy the good weather and outside activities, including visits to the Heath and those parts of it not cordoned off for the dam works. We can look forward to their completion and the return of the wild and natural habitat that we knew and loved.

## **Abacus School**

Readers of the Newsletter may be aware that the planning application to convert the police station in Rosslyn Hill into a primary school was turned down by Camden. The latest information from the school at the time of writing this report is that the governors are in the process of redesigning the plans and will in the next few weeks consult the general public on their new proposals. They say that *“we are fully supported as a one form entry school in this area and are exploring these options with the Education Funding Agency”*. They do not say whether they still plan to be a two form entry school either in the short or longer term. Their comment that they are fully supported does not make clear whether those supporting it are existing parents or local residents and the general public – it is unlikely to be the latter!

The Society will consider the forthcoming proposals and results of future consultations; it will then decide what approach to take to any plans for the development of the school in the old police station or, should it be the case, elsewhere in Hampstead.

## **CS11**

The proposals of Transport for London to create a Cycle Superhighway, CS11, from Swiss

Cottage, down Avenue Road and through Regents Park to Portland Place provide a hot topic for debate this autumn. TfL now says that it will not extend the scheme to Brent Cross as it originally intended but, at a recent stakeholder meeting, it has confirmed that it has not ruled this out in the future. Should that happen, it would raise even more concern.

Whilst most of us support the principle of encouraging cycling, the impact of the changes to road access and layouts will have a major effect on other road users, whether those resident or working in and around Hampstead or those passing close to or through it. Residential roads will be affected by those drivers seeking to avoid snarl-ups created for instance by the reduction and narrowing of available traffic lanes in Swiss Cottage from 10 lanes (5 north and 5 south) to 5 lanes (2 north and 3 south). The village itself will have to cope with traffic trying to go into the West End, the City or to the south of London without passing down Finchley Road or Fitzjohns Avenue. TfL has confirmed that it expects traffic to move into residential roads to avoid the pinch point around Swiss Cottage which will increase congestion and pollution on our very narrow streets which were not built for that kind of traffic. Access to the Royal Free for emergency vehicles will become more difficult, and the congested traffic will lengthen response times for the police and fire engines – which is unacceptable.

In its planning, TfL has not modelled for the impact of HS2, already approved major construction work in the area or the Hampstead school run, so its understanding of the likely effects on local and other road users is fundamentally flawed.

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These concerns have been expressed at stakeholder meetings and objectors' views have been strongly advocated, but TfL, with the support of the Mayor of London, anticipates starting work on the scheme before the end of the year. We still hope that they will see reason and come to a far better compromise than the scheme currently proposed.

### ***Open air art exhibition***

The art exhibition planned to be held in the open space in Oriel Place on three Sundays in September and October was postponed to next summer. The Society and the Hampstead School of Art, with whom we were again partnering in organising this venture, reluctantly agreed to this course of action as, although the new site is considered ideal for the exhibition, its current condition is not conducive to having a successful event. We are confident that the refurbishment of the site over the next few months will allow us to hold a really good show in 2017.

### ***Plaque walks***

Arrangements are in hand for Julia Male, an authorised London guide, to lead walks pointing out the English Heritage blue plaques, the Society's black plaques and the other plaques on buildings in Hampstead and commenting on the lives of those commemorated. Julia led similar, much appreciated, walks a couple of years ago and has agreed to repeat the opportunity for those who did not then participate. The walks are scheduled for Saturday 13 and/or 20 May. Make a diary note to keep the dates clear and email me on [frankaharding@btinternet.com](mailto:frankaharding@btinternet.com) if you would like to make a preliminary reservation for the walks.

### ***The BID***

The Hampstead traders have approved the creation of the Hampstead Village Business Improvement District (the "BID"). It will represent 243 traders within the area in seeking to improve conditions for growing their businesses. It will have a significant annual income from charges to the traders, allowing it to generate the improvement and development plans it reckons are in the interest of fostering increased trade in Hampstead. It will eventually replace the existing voluntary organisation, the Hampstead NW3 Business Association.

The Society looks forward to working with the Executive Committee of the BID to ensure that residents' and visitors' interests are in line with those of the traders and, on those probably few occasions where they are not, that their interests are protected.

More information about the Business Improvement District can be found on its website [www.hampsteadvillagelondon.com/bid](http://www.hampsteadvillagelondon.com/bid) □

### ***Hampstead History Group***

The Society is proposing to form a group interested in the study and the protection of all aspects of the history of the people, buildings and places of and in Hampstead.

Please contact us if you are interested in joining: **[info@HeathandHampstead.org.uk](mailto:info@HeathandHampstead.org.uk)**

If you wish to discuss the project, please call David Castle, Vice-Chair ☎ **020 7435 6451**

# ***Hampstead Neighbourhood Forum***

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*Alexander Nichol, the Hampstead Neighbourhood Forum's Committee Member for Communications, describes the background to the development of the Hampstead Neighbourhood Plan and outlines the next steps to bring it into force. He also describes the Forum's involvement in other matters affecting Hampstead.*

## **Neighbourhood Plan**

Hampstead residents will be able to comment early in 2017 on the proposed Neighbourhood Plan for the area. This will be the next phase of consultation on the Plan, the purpose of which is to give the local community a greater say on planning decisions. A draft Plan has been written over the past two years by the Hampstead Neighbourhood Forum, one of many such groups set up across the country under the terms of the Localism Act 2011.

While engaged in the time-consuming business of writing the Plan, the Forum has also undertaken a number of projects, such as revising the Hampstead Conservation Area Statement, testing air quality, and helping to protect important local assets such as pubs.

The Forum, which has over 800 members, was designated by Camden in 2014 as the body responsible for creating a Neighbourhood Plan for its area, which covers Hampstead Town ward (with some adjustments). There is a separate Forum for Church Row and Perrins Walk, and the Redington and Frognal area also has its own Forum. Highgate, West Hampstead and Kentish Town have each produced Neighbourhood Plans.

Hampstead's draft Plan includes policies on design and heritage; the natural environment; basements; traffic and transport; the local economy; and the community. These derived from views expressed by residents in a series of well-attended public meetings held by the Forum. Following those events, the Forum produced a Vision Statement, which was circulated to all households. Hundreds of

comments were received, and these helped to shape the Plan.

Work on the draft 'sometimes does seem endless', says Janine Griffis, the Forum's Chair. Extensive evidence must be included to support each policy. As well as members of the Forum's committee, many volunteers and advisers have been involved. Over the summer, expert consultants were tasked by the Forum to review and revise the draft. Camden officers have also provided helpful comments.

Following public consultation, the Plan will be submitted to an independent examiner, who will ensure that it is soundly argued and that it is not in conflict with the existing body of planning laws and regulations. Following any necessary amendments, Camden will then submit it to area residents in a referendum. If it is approved, the Neighbourhood Plan will be adopted by Camden as a statutory document to sit alongside its own Local Plan. West Hampstead's Plan has already been adopted in this way, and Kentish Town's plan passed a referendum in June.

To support its work and especially to help build the necessary evidence base for the Plan, the Forum has engaged in several other activities and projects.

## **Conservation Area**

Hampstead's Conservation Area Statement is an excellent document, but it is 15 years old and due for an update. The Forum undertook to assist Camden in revising it. Many volunteers were involved in going through the area, noting relevant changes in features and



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buildings. This work was important for the Neighbourhood Plan, partly because it helped to define the area's particular "character areas", which will underpin both documents.

The Forum's draft of the revised Statement, to be renamed the Conservation Area Appraisal and Management Strategy, is now being reviewed by Camden officers, who will edit and add to it. Like its predecessor, the draft includes important and detailed guidance on planning issues. The Forum has sought to strengthen this in order to help support policies in the Neighbourhood Plan. The draft also contains new sections, for example giving details on important views and trees to be found in Hampstead.

### ***Community Infrastructure Levy***

Neighbourhood Forums have a role in setting priorities for use of the proceeds of the Community Infrastructure Levy (CIL), a tax on developers that is intended to help offset the impact of new development. Local councillors have the ultimate responsibility for spending the money, but the participation of Forums helps to put policies included in Neighbourhood Plans into practice.

In Camden, 25% of the CIL collected in each ward is to be spent on projects within that ward, with some scope for cross-boundary projects. This has created a £700,000 pot to be spent over the next few years in Hampstead Town (and an additional £300,000 in Frognal and Fitzjohns).

In 2015, the Forum held a workshop involving local bodies to identify possible CIL projects in Hampstead Town Ward, and then held a consultation to assess public support for each. The resulting shortlist was approved by

Councillor Phil Jones, the cabinet member for regeneration, transport and planning. Councillor Stephen Stark, an ex officio member of the Forum committee, has taken the lead in liaising with fellow councillors and Camden officers on getting funds to projects that received strong popular support.

Among the first to receive CIL money will be Keats Community Library and the refurbishment project underway at Burgh House. Hampstead Village and South End Green will receive new 'heritage' bins. The Forum and the Heath & Hampstead Society are working together to open up the long-closed public space in Oriel Place, with CIL funding. Talks are under way on improving public facilities at Henderson Court.

The next step for the Forum will be to launch a new consultation process to identify further projects that have public backing. The aim is to create a strong rolling list, so that the community can make the best use of what is a substantial amount of funding. The Forum has set up a CIL working group, which has held useful meetings with Camden: the Council's approval and the assistance of officers will be vital for the prompt execution of CIL projects.

### ***Air quality***

Stephen Taylor, Forum Secretary, is leading a project to assess air quality in Hampstead. Again with the help of volunteers, he placed test tubes in many locations, with worrying results. In some areas levels of nitrogen dioxide (NO<sub>2</sub>) were found to be double the EU-permitted level, posing a considerable threat to health. Further tests are planned.

# ***Hampstead Neighbourhood Forum** (cont)*

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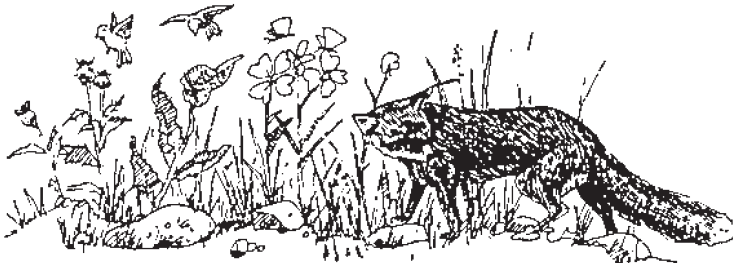
## ***Assets of Community Value***

During the Forum's public consultation, many people bemoaned the repeated loss of local pubs. In response, the Forum launched a campaign for them to be designated by Camden as Assets of Community Value (ACV).

This removes permitted development rights and also means that the freeholder must notify Camden before selling the property. If a community group expresses interest in bidding, a six-month moratorium is invoked to give the group time to raise funds. In addition, the Council will consider ACV status as an indicator of local support when deciding on planning applications that would involve the loss of community facilities.

So far, thanks largely to the efforts of Councillor Tom Currie and Forum volunteer John Graham, ACV status has been secured for the King William IV, Duke of Hamilton and Wells Tavern. In addition, Pentameters Theatre and Keats Community Library have been designated as ACV.

For more information on the Forum, go to: **[www.hampsteadforum.org](http://www.hampsteadforum.org)** or email: **[info@hampsteadforum.org](mailto:info@hampsteadforum.org)** □



## ***Keats Community Library***

### ***Autumn Events***



**Thursday 24 November**  
**Royal Opera Jette Parker Young Singers**

Recital A



**Thursday 1 December**  
**Max Arthur:**

"Churchill"



**Thursday 8 December**  
**Royal Opera Jette Parker Young Singers**

Recital B



**Thursday 15 December**

Seasonal Quiz



*More information is available at*  
**[www.keatscommunitylibrary.org.uk](http://www.keatscommunitylibrary.org.uk)**

*Tickets will go on sale*  
*about one month in advance.*

**Keats Community Library**  
**10 Keats Grove NW3 2RR**  
**Tel: 020 7431 1266**

# ***Matt Maran – Photographer***

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*Since 2000 Matt Maran has travelled the world photographing wildlife and landscapes, from Alaskan bears and South-East Asian primates to soda lakes, glacial rivers and primeval forests. His images are represented by Nature Picture Library and have featured in films, books, conservation journals and magazines including BBC Wildlife, Outdoor Photography and National Geographic. His work has also been awarded in the European Wildlife Photographer of the Year, the Wanderlust Travel Photographer of the Year and the British Wildlife Photography Awards. Matt writes:*

“It was such a pleasure to speak at the Heath & Hampstead Society AGM in June. The setting was inspirational and the audience response to the presentation was uplifting. Showing my images on a big screen and telling the stories behind the pictures is the best way to share my work and it was a treat to go back to my earlier photographs from south-east Asia, South America, and North America before ending up much closer to home on the doorstep of the Heath.

The timing was good as it was a great opportunity to show my new book ***Hampstead Heath, London's Countryside*** – hot off the press, returning from the printers in Italy just one week before the AGM. It also offered members an exclusive look at the book before the official launch a week later at Catto Gallery.

The book features more than 150 colour photographs and takes you on a journey through the seasons, portraying the Heath's familiar scenes and hidden treasures in a new light. The book focuses on the area's thriving flora and fauna, including images of historic woodlands, hunting kestrels and life on the Ponds, alongside information on animal behaviour, conservation and photographic techniques.

My mission with this book, since I began it in 2012, was to photograph the Heath like never before. To get under the skin of the place and capture fresh and exciting images of animal behaviour and seldom seen views so that even the most ardent visitor would wonder where some of the pictures were taken. The Heath is such a well-photographed space, so it was my goal to illustrate to both locals and

Title – **Hampstead Heath,  
London's Countryside**

ISBN – 978-0-9568196-2-8

Cover Price – £30

Extent – 192 full colour

PP/Hard Cover

Imprint – Hemisphere

Publishing

Foreword by –

Frances de la Tour

[www.matthewmaran.com](http://www.matthewmaran.com)



Photograph courtesy Matt Maran



## ***Matt Maran – Photographer (cont)***

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visitors the diversity and beauty of this place and to champion urban wildlife – you really don't have to travel far to witness life and death scenarios being played out. I saw kestrels hunting mice, damselflies attacking moths, and hedgehogs digging in the soils of Golders Hill Park.

During the making of this book, I gained a greater appreciation of how hard animals work to survive throughout the seasons and how important large green spaces like Hampstead Heath are for the survival of many species. I have also gained a great appreciation of how conservation organisations like the Heath & Hampstead Society have worked, and continue

to work, to protect the Heath for plants, animals and people.

Since the AGM and book launch in June the book has been well received with over 1,000 copies sold in the first six weeks. BBC Wildlife and Outdoor Photography Magazines published extensive features and there was press from the Evening Standard, Guardian Online and the Camden New Journal.

I would like to thank the Society's members for their support and kindness at the AGM. Big thanks also go to those who backed and helped spread the word during the Kickstarter campaign which funded the printing and production of the book." □



*Autumn Beech*

Photograph courtesy Matt Maran

# Hampstead Summer Festival

by Vicky Bobasch

The Hampstead Summer Festival brings people together to celebrate our wonderfully vibrant, culturally diverse and historic community. It's about art, celebration, family, fun, charity, community and carnival. One week after the Brexit vote, the 6<sup>th</sup> Festival was a chance to forget our political squabbles and enjoy Hampstead Village at its best and, as it turned out, in lovely sunshine!

This year the first event of the Festival on Sunday 26 June, the Art Fair at Whitestone Pond, was opened by local resident David Baddiel, who had just finished a run of his hilarious one man show, *My Family: Not the Sitcom* at the Menier Chocolate Factory. In addition to the Art Competitions for children, Picture the Heath, and the over 60s, there was a five-piece brass band from the Royal College of Music, and a big attraction was This'n'That Productions' living painting of Zoffany's Dido Belle of Kenwood. The clay modelling was a big hit with children. David Baddiel was particularly taken with artist in residence Edward Ofosu's landscape of the pond and awarded it a special prize.

Keats Community Library held a Beatrix Potter-themed Garden Party on Saturday 2 July. The Garden of Keats House looked wonderful for the Treasure Hunt, and the grown-ups enjoyed delicious cakes donated by Gail's Bakery while the children had their faces painted, messed about with paints on the art and craft table, listened to stories and joined in with the rhyme-time singing.

The Big Fair Day on Sunday 3 July is probably one of the largest street carnivals in North London, attracting tens of thousands of visitors. There were over a hundred stalls with delicious food but the big attractions were the donkey rides, the birds of prey and the circus school. At the chess café, international master Jean-Paul Wallace took on all-comers. On the upper stage there were



Photograph courtesy Vicky Bobasch

*Festival crowds in Heath Street*

performances from flamenco and hip hop dancers, Cheryl Burns' Aerobic Class and sports demonstrations. Finally, on the music stage, popular local band Mad Dog Bites brought the day to a close with a rocking finale.

The weather was excellent on all the Festival days ... a big relief to the volunteer organisers who put in a huge amount of work to make it all run so smoothly. None of this would be possible without the sponsors, Barratt London for the Art Fair, Goldschmidt & Howland for the Garden Party and Mount Anvil for the Big Fair main stage, and Stella Lange and many other local businesses who contribute to make the Festival viable.

The Festival aims to bring visitors in to Hampstead to see what the Village has to offer, but an important benefit is the funds raised for the three popular local charities who do vital work in our community. This year the Festival raised 30% more than in 2015, and, at a presentation at Gaucho, Age UK Camden, Hampstead School of Art and Keats Community Library each received a cheque for £13,000. So many things to feel good about at the Festival.

*If you would like to be involved in next year's Festival, helping with the planning in a friendly team of organisers, sponsoring an attraction or advertising on a banner, or just volunteering on the day, please call Els Bauer ☎ 020 7794 4821 □*



## ***Henry (Harry) Hallows Remembered***

3 February 1928 – 12 February 2016

It was with great sadness that, at the start of this year, the Hampstead and Highgate area lost one of its most enduring and loved residents, Henry Hallows, known to many as Harry. For 27 years, he lived on a small plot on the South West corner of the Athlone House estate on the Highgate side of Hampstead Heath.

In 2007, the media spotlight shone on Harry when, after he had been threatened with eviction by new owners of Athlone House, he was awarded ownership of the land that he had occupied unchallenged for eighteen years. Harry successfully appealed the eviction in court and a subsequent court ruling allowed him to live on his plot in this location in perpetuity.

However, even though he now owned the freehold of the land, Harry did not have grand ambitions to develop the site and build a luxury residence. He was content that now he was allowed to reside in peace and to enjoy the land that had become his home.

Harry was born in Sligo, in the West of Ireland, in the “old country”, the term he used to use to describe his native Ireland. He would often reminisce about the beauty of the surrounding landscape of the Garavogue River where he would fish and swim and where he spent his childhood and youth.

Although Harry retained a great fondness for his native town, often mentioning it in

conversation, sadly he never took the opportunity to return for a visit after he left for England in his early twenties. There, he took advantage of an assisted passage ticket to Australia and New Zealand, where he found work in the agricultural sector, on fruit farms. He also undertook other types of work as he travelled around these countries.

He returned to the U.K. some years later and took up residence in a flat in Highgate. Things did not always go smoothly for him and, as a result, he lost his home and spent some time living rough and staying with friends until he found his little piece of nirvana on the edge of the Heath. Harry started living in a makeshift shack that he constructed, and walkers on the Heath would become accustomed to the sight of bonfire smoke emanating from his open hearth which would drift across Cohen’s Field during the winter months.

Although Harry appreciated the warmth and comfort that a fire can bring when living alone in a challenging environment, unfortunately the long term exposure to smoke was detrimental to his health and he was obliged to switch to using bottled gas which he found a “lot, lot easier”, even “too easy”, but which “wasn’t half as much fun or romantic” nor very useful for roasting chestnuts.

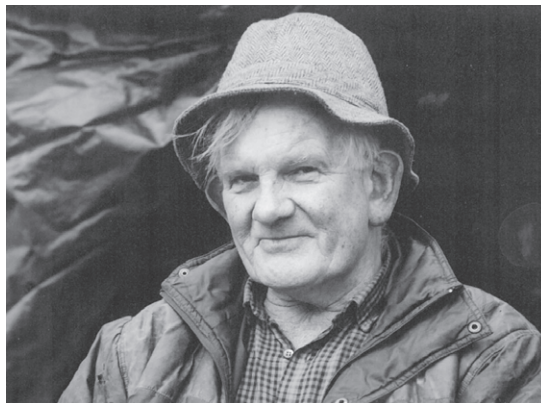
Even though Harry did not have the home comforts that many of us take for granted, he would never grumble or complain about his situation. He also felt that any deficiency in

relation to convenience and comfort was more than compensated for by the closeness and intimacy that he experienced in the natural environment. He realised that it was a great privilege for him to enjoy and he regretted that so many people would never be able to experience this communication with nature and wildlife.

I first became aware of Harry when I was working at Kenwood. I remember seeing him using an old tyre as a discus and I would often see him collecting wood for his bonfires. Occasionally we would say hello to each other, but he was reserved, either because he was shy or because he was determined to preserve his privacy. As time went on, he would start to engage in conversation with me, and in 2000 he invited me into his home and he would talk about his life and how he felt living on this unique corner of Hampstead Heath.

As Harry became older and less mobile, it became clear that he needed help even though he was still able to take the bus to Highgate to buy food and other supplies. Over the last five years, Harry's mobility declined due to problems with his hips but he was adamant in remaining on the land that he loved. His friend Joe Gannon, a fellow Sligo man, played a key role in facilitating Harry's life during those years by buying him his essentials, including food, gas and water; this ensured that he could remain in his home and still retain his independence.

Harry often told me that he wouldn't swap his home on the Heath for the world. Once he was offered a considerable cash incentive



(enough to purchase a home outright) by a property developer to vacate the land; he rejected the offer saying that being cooped up in a rabbit hutch with all the other rabbits was definitely not the life for him.

He coped remarkably well with his rustic lifestyle, and his ability to be thoroughly content in this environment well into his late seventies was a testament to his robust health. As a non-smoker and non-drinker, Harry took physical fitness seriously, undertaking regular exercises using improvised items such as a hammer made from a concrete block. There are still Heath walkers who recall seeing him using the old tyre as an improvised discus and, even though I was thirty years his junior, I would be embarrassed after struggling to lift his improvised bar bell when he challenged me to do so. He also kept fit with the occasional gardening jobs that he undertook for local residents.

He was very keen on apples and would often comment on the tasteless and lacklustre imposters such as Granny Smiths or Pink Ladies that had been imposed on the public

## Obituary (cont)

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by the supermarkets. His enthusiasm for horticulture is reflected in the orchard that he planted a number of years ago on his land, comprised mainly of old apple and pear trees.

Harry wanted this orchard to be part of his legacy and to be known in the future as Harry's Orchard. The City of London and his family would like to honour this wish with the planting of additional fruit trees and, also at Harry's request, the planting this autumn of a sturdy English Oak on the former location of his tent.

One of the most enduring and admirable qualities I will always remember Harry for was his positive attitude to life. No matter how cold or damp the weather was or how deep the snow, I cannot recall one occasion when he complained about his situation or the weather conditions. Even with a foot of snow on his tent one morning and the sub-arctic conditions, his only comment was "how pretty it all looked". I found it incredibly refreshing to have the privilege of knowing a man who was so unmaterialistic.

The Heath Sub-Committee of the Heath & Hampstead Society was also very supportive in raising funds for a robust British army



tent to replace his old tent, which Harry greatly appreciated.

He was a great naturalist and could name any butterfly or bird that he encountered whilst sitting in his much-loved sunny spot adjacent to his tent. He also had a great knowledge and love for the entire Heath and during the latter years of his residence, when he became less mobile and unable to undertake his usual constitutional walk, he enjoyed hearing about Heath issues and ecology matters on which he revealed an impressive depth of knowledge in land management and conservation of the environment.

Being so in tune with the rhythms of nature, Harry would advise me of the annual date in mid-March when the sun would first appear above the tree tops, allowing him to sit again in his much loved sunlit glade for the coming season.

He had a great respect for Queen and country and was well read in politics and current affairs and able to discuss issues such as globalisation, the over-dominance of underqualified politicians and the social inequalities that endure today.

A film entitled "Hampstead" starring Brendon Gleeson and Diane Keaton is currently under production. The narrative is loosely based around someone who was in a similar situation to Harry and hopefully it will portray his fictional counterpart in a positive light, as a kind, humorous, articulate, polite and immensely missed man.

*Richard Payne, Hampstead Heath  
Conservation Supervisor* □

# Bulletin Board

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## ***Forthcoming Concerts***

***St John-at-Hampstead***

***Parish Church***

***Church Row NW3***



***6 November 2016***

***Opening concert of the***

***Hampstead Arts Festival***

*Concert includes Tchaikovsky's Rococo  
Variations with English Chamber Orchestra  
and internationally renowned  
cellist Raphael Wallfisch*

*This concert is dedicated to the memory  
of Ian Macdonald-Hay*



***12 November 2016***

***Fauré Requiem***

***Scratch Performance***

*All members of the community  
welcome to come and sing*

*Contact: 020 7794 1193*



***20 November 2016***

***Closing concert of the***

***Hampstead Arts Festival***

*Bach's Christmas Oratorio with soloists and  
choir of Hampstead Parish Church*



## ***Saving Trees In Hampstead***

***a renewed initiative***

The Society, in a renewed initiative, is pursuing a campaign to preserve trees in Hampstead in circumstances where they are under threat of felling by reason of technical misunderstanding (which is widespread) about their causing subsidence and the current (and frequently prejudiced) protocols of buildings insurers.

The Society possesses much know-how on this subject and, under the leadership of its Tree Officer, needs assistance from one or two members who have an interest in it.

The initiative started last year and we wish to continue to identify members who might be prepared to help.

If you would like to learn more about the initiative, please email us in the first instance:

[info@HeathandHampstead.org.uk](mailto:info@HeathandHampstead.org.uk)



*Fitzjohn's Avenue a century ago*

# Heath Walks: 2016–2017

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Walks are normally held on the first Sunday of every month except January. Most start from Burgh House, New End Square. London NW3 1LT – 10 minutes walk from Hampstead Tube Station (for map see [www.burghhouse.org.uk](http://www.burghhouse.org.uk)).

**NB:** *parking is extremely difficult locally, especially in spring and summer; the West Heath car park (behind Jack Straw's Castle) is more likely to have spaces than the East Heath car park.*

Starting times are either 2:30pm or 10:30am (9:30am for birds), depending on season and subject matter.

Walks last approximately two hours. They do not necessarily follow made-up paths; you are recommended to wear suitable footwear as conditions may be rough or muddy.

You will be invited to make a minimum donation of £5, to be collected at the beginning of each walk, to help support future walks programmes and to promote the Society's activities generally.

*Children are always welcome so long as they are suitably shod, can walk reasonable distances and are accompanied by an adult taking full responsibility for them.*

**Further information** from walks organiser, Thomas Radice,  
mobile: 07941 528 034 or  
email: [hhs.walks@gmail.com](mailto:hhs.walks@gmail.com)



**6 November 10:30am** (meet at the Flagstaff, by Whitestone Pond) The City of London's conservation work on the Heath led by Jonathan Meares, Trees and Conservation Manager (Hampstead Heath and Highgate Wood), City of London

**4 December 10:30am** (meet at Brew House Café, east of Kenwood House) The Earls of Mansfield and the Heath led by Thomas Radice, Trustee of the Society and member of the Heath Sub-Committee

**2017** (*No walk in January*)

**5 February 10:30am** (meet at Burgh House) The history and topography of the Hampstead Heath ponds led by Marc Hutchinson, Chair of the Society and Secretary of the Hampstead Heath Winter Swimming Club

**5 March 10:30am** (meet in North End Way, on Hampstead side of Inverforth House) The Pergola, the Hill Garden and Golders Hill Park led by Peter Tausig, Trustee of the Society and member of the Heath Sub-Committee

**2 April 9:30am** (meet at Burgh House) Birds of the Heath led by John Hunt, former Chairman of the Marylebone Birdwatching Society and member of the Heath Sub-Committee

Details of walks are also available on the Society's website

**[www.HeathandHampstead.org.uk](http://www.HeathandHampstead.org.uk)**

**[@HandHSocHeath](https://twitter.com/HandHSocHeath)**