

Policy IDS10 – Gondar Gardens Reservoir

10.95 The Gondar Gardens Reservoir site (identified in Figure 10.10) comprises some 1.24 ha of open land within the housing suburb of West Hampstead. The site forms a long rectangle, bounded on three sides by the rear gardens of terraced houses and with an unbuilt frontage along Gondar Gardens. The site contains a decommissioned reservoir, which comprises a vaulted brickwork structure supported on brick piers and perimeter walls, mostly buried in the ground or contained within a grassed embankment.

10.96 Proposals for this site will be considered having regard to Policy IDS10, any other relevant policies in this Site Allocations Local Plan, all relevant development plan policies and any other relevant material considerations.

10.97 The site is subject to a number of designations, which are illustrated in Figure 10.10. The site sits within a sensitive context, therefore any future development of the site needs to be carefully considered and designed in response to these development constraints.



Figure 10.10: Gondar Gardens Reservoir Map

Policy IDS10

The Gondar Gardens Reservoir site is allocated for permanent self-contained homes. Development must:

- a. Be of an appropriate scale on the un-designated area in order to protect and enhance the designated open space and SINC.
- b. Ensure ecological mitigation measures are incorporated to prevent a decline in valuable habitats and protected species on the site.
- c. Protect views across the site from significant harm or loss, in particular the view to the east towards Hampstead.
- d. Establish clearly defined entrances on the Gondar Gardens street frontage to ensure the development actively contributes towards the streetscene.

Site address	Gondar Gardens Reservoir, Gondar Gardens, London NW6 1QF
Site area (ha)	1.24ha
Proposed uses	Self-contained homes
Indicative housing capacity	30 additional homes
Planning history	2017/6045/P was refused 30 January 2018 and dismissed on appeal 10 June 2019. 2013/7585/P - The Second Frontage Scheme: Refused by the Council but allowed on appeal. This permission was not implemented and has since expired. 2012/0521/P - The Frontage Scheme: Refused by the Council in May 2012. Inspectorate resolved to refuse the appeal on 3 June 2013. 2011/0395/P - The Reservoir Scheme: Refused by the Council but allowed on appeal. This permission was not implemented and has since expired.

10.98 The Fortune Green and West Hampstead Neighbourhood Plan adopted in 2015 outlines some specific visions for the Gondar Gardens Site if development were to come forward, including the retention of open space with managed public access, maintaining suitable conditions for biodiversity, protecting views across the site, and any future development to match the character of existing.

10.99 Since decommissioning there have been several proposals for the development of the site. Although all were refused by the Council two were allowed at appeal, the Reservoir Scheme and the Second Frontage Scheme, as listed in the table above. These proposals allowed on appeal therefore establish the principle of, and some parameters for, development on the site.

10.100 A housing led development is the most appropriate land use for this site as it is situated within a housing suburban environment. Housing properties would also be easily accessible to the high streets of Mill Lane and West End Lane, as well as the public transport services of West Hampstead stations, Kilburn Station and Cricklewood Station. Based on a review of previous applications within the development area, the Council is of the view that there is the potential to provide 30 housing units.

10.101 As illustrated in Figure 10.10, a large portion of the site is covered by formal designations and policy protections. Therefore the

Council considers that development should be focussed on the area of un-designated land. Development of this area should be sensitively designed to reflect the form, scale and local character of surrounding buildings. The whole of the reservoir footprint as well as areas to the east of the site are designated as a Site of Importance for Nature Conservation (SINC). These areas of the site feature a range of high-quality grassland habitats that support a wide mosaic of fauna and flora. The Council acknowledges that a previous permission was allowed at appeal for the development of the reservoir structure which had included a very high standard of ecological mitigation and compensation. However, this scheme has since lapsed as it was not started within the 3 years of being granted. In addition the Inspectors decision on the latest proposal, in which the appeal was dismissed, determined that previous permissions should not be relied on as compelling precedents for future proposals, particularly for the footprint and scale of development.

10.102 A majority of the site is covered by the SINC designation, therefore any development should seek to avoid development of these areas in the first instance and, thereafter, thoroughly consider the impacts on the biodiversity value of the site, including habitats, soils and species. If needed, ecological mitigation measures should also be incorporated to any proposal to ensure any new development results in a net gain in terms of ecological

value rather than a decline in valuable habitats and protected species on the site. The protection of these environmental assets can also be fostered by the management of public access, in order to maintain suitable conditions for bio-diversity and wildlife.

10.103 As outlined in the Neighbourhood Plan, local residents' vision is for the views across the site to be protected from significant harm or loss; of particular significance is the view to the east towards Hampstead, due to the significant

amount of open space the site provides. The site allocation supports this vision by including a provision to protect views across the site.

10.104 Development should remove the current hoarding and activate the Gondar Gardens frontage. Establish clearly defined entrances on the Gondar Gardens street frontage to ensure the development actively contributes towards the streetscene.



Question box

Q113. Do you support Policy IDS10? If not, what changes are needed and why?

Q114. Is the boundary shown in Figure 10.10 appropriate in the context of Policy IDS10? If not, what changes are needed and why?