



QUEEN'S CRESCENT NEIGHBOURHOOD FORUM
AGM 15.09.25, 7.00pm, at QCCA
MINUTES

Attendees:

19 people attended from the Forum area: Charlie, Tom, Julia O, Julia E, Maria, Rita, Andy B, Alex, Alice, Jean, Cordelia, Ed, Robert, Katy, Sally, Andy L, Vala, Lale, Isabel. The meeting was chaired by Alice Brown

Apologies:

Cllr. Lorraine Revah, Cllr. Kemi Atolagbe

1 ANNUAL REPORT

The report was presented (see attached).

It was noted that the Forum aims for a strategic plan (or better planning) for the area but it has ended up having to spend a lot of its time addressing massive local schemes (we are consulted on planning applications).

The Forum has not yet been registered by the Council due to the information required by the Council.

2 ELECTION OF THE MANAGEMENT COMMITTEE

The following people were nominated by Sally Kelner, and seconded by Vala Magnadottir:

Alex Abbey
Alice Brown
Katy Dent
Lale Kuzu
Andy Lowe
Cordelia Mayfield
Isabel Molina
Jean Prentice

It was agreed that Alice Brown will act as Secretary.

The vote in favour of the proposed Committee was unanimous (14 hands raised, none against).

The Committee will meet quarterly to discuss the business of the Forum.

There is no need for a treasurer as the Forum has no funding (the government has recently withdrawn funding support neighbourhood forums).

3 CUMULATIVE IMPACTS OF DEVELOPMENT IN THE FORUM AREA

3.1 Tom Young gave a summary of the currently proposed developments in our area:

- **Murphy Site** -planning application expected late 2026 (750 homes)
- **Regis Road** Industrial area -planning application by Yoo Capital expected within a few months (1,000 homes)
- **Juniper Crescent** redevelopment- current application: 2025/3057/P (358 additional homes)

- **West Kentish Town Estate** redevelopment- current application: 2025/2667/P (540 additional homes)
- **Bacton Low Rise** -planning application expected late 2025 (450 homes)
- **Wendling and St Stephens** Estate development- Camden have recently announced their intention to redevelop the estate through a private-public partnership (additional 500 homes)

This is roughly an additional 3,600 homes. At an average population of 2.4 people per household, that is 8,640 people. This is more than half of the existing population of the Forum area, which is 15,000 people (6,200 households).

Camden planners do not show all these developments in the context of each other in order to assess the impact on critical infrastructure. The increase in population is not addressed by Camden, ie. the additional community facilities that may be needed.

3.2 Report from Bacton Towers Action

Ed Aukland from BTA gave a summary of the development proposals being brought forward by Mount Anvil. BTA has been campaigning for a better outcome about a year. The main issues are:

- The number of additional homes on the site
- The proportion of private homes for sale, which will not be affordable for local people
- The height of the proposed towers (up to 26 storeys).

BTA have a website with details: bactontowersaction.org, a mailing list and WhatsApp group. BTA have been publicising the proposals through the press and street stalls, and by writing to local councillors and officers. Attempts to make Freedom of Information requests have not been successful to date.

Mount Anvil will be bringing forward new proposals soon: the next public consultation events are listed here: **25th September, 10.30am -2.00pm; 30th September, 4.00pm – 7.30pm** (both at the Portacabins by St Martin's church).

BTA expects a planning application to be submitted in a couple of months.

3.3 Report about West Kentish Town Estate redevelopment

Katy Dent reported about the West Kentish Town Estate planning application:

- The application was submitted just before the summer holidays, meaning that people were occupied by that.
- People find it difficult to understand the proposals as the documentation is complex.
- Residents are being pressured to support the scheme by officers emphasising the poor state of their homes.
- The problems with the lack of maintenance of West Kentish Town are borough-wide.

The scheme as proposed will be catastrophic for the neighbourhood. The existing estate is embedded in the community and there are significant mature trees.

Camden's original 'landlord's office' has not been respected:

- Many people left in limbo, as they are not due to be rehoused in the first phase.
- The proposed building heights and density is not what was expected
- The flat design is not what residents asked for, eg. kitchen separate from living room.
- Only 3-bed flats have more than one bathroom

The scheme is not compliant with planning policy, in terms of density, loss of daylight, mix of flats open space.

Camden did not consult the community at large about:

- High rise buildings and high density
- Net loss of play space and green space

There is no attempt to address existing inequalities:

- No intermediate homes for nurses, teachers, firemen, etc

Weedington Road is being closed (to be replaced with an inadequate vehicular route which will not give easy access to high-rise buildings. The lessons of Grenfell are not being learned.

The West Kentish Town Estate application is a hybrid application, meaning that 11 out of the 13 blocks will be approved based on 'parameter plans' and 'design codes'. Once approved the future developer will have license to build up to this height and massing.

The architects' plans are misleading about the scale and massing of the scheme, and the impact on the neighbouring homes. QCCA have made representation to the Council on the planning application and have pointed out the lack of site sections. This has been raised with the architect as a complaint.

3.4 Report about the Camden Film Quarter

Tom Young gave a report about Yoo Capital's proposals for the Regis Road Industrial Area. The Council's planning framework had promised a comprehensive approach to redevelopment of the area. However, all that Yoo is coming forward with is:

- building film studios on the sites of the recycling centre
- building housing on the site of Holmes Road Depot
- building a new recycling centre next to the police station with 21 council homes on top of it
- building housing in the north-west corner (where the Asphaltic roofing stores were).

This requires all the Holmes Road depot and car pound facilities to be rebuilt elsewhere (yet to be determined).

Half of the housing is proposed to be delivered by Joesph Homes as a separate planning application. The scale of the film studios is massive and will blight the sites proposed for housing and other uses.

3.5 Discussion

Vala: Camden are planning on vastly increasing the density of our neighbourhood while 1,200 homes lie empty in Camden. Homes are not sold or left empty by owners. This needs action by the Council.

Sally: We need to increase our reach and get more people involved. Few people know what is proposed, so we need a plan to spread information, eg. through contacting young parents at schools. We need to make the case for a better plan.

Julia: It is an accident that these developments are all happening at the same time. There is also the Murphy Site development likely to come forward again shortly.

Cordeila: Suggested that

5 **MAKING A PLAN FOR THE AREA**

We need to be make it clear that we are **for** development but want this to be planned around what our neighbourhood needs.

Alex Abbey described the work he has started on the Queen's Crescent Neighbourhood Plan. This will be taken forward by the Committee.
A neighbourhood plan would provide hope for the area and attract public attention.

6 QUEEN'S CRESCENT PUBLIC REALM WORKS

There was a discussion about the works that have been on-going since August 2024.

The cost of the project is around £4m.

It was agreed that the street had needed work, but there are outstanding questions about the project:

- The design seems haphazard.
- The shop keepers have not been involved in the process and have suffered loss of trade
- The works were very extensive, as the design was not related at all to the previous infrastructure improvements carried out around 2000.
- There is a worry that it is motivated by a desire on the part of the Council to gentrify the area
- The works split the street into three separate parts, which is not good for a market street.
- The scheme is hugely over budget and programme, for which Camden should be accountable.

Camden are proposing to rebuild the ramp between Gilden Crescent and the Community Centre. A planning application has been submitted, but people have raised concerns that have not yet been resolved.

7 ACTIONS

- 1) *CASP: TRA for Camden street properties. AGM on 23rd October. Look at raising the issue of overdevelopment in our area.*
- 2) *Make contact with TRAs about the idea of QCNF reps.*
- 3) *Seek clarification about fire safety access arrangements on the WKT and Bacton redevelopments.*
- 4) *QCNF to write to the Council (councillors) to ask for a meeting with the planners, as has been arranged for residents living the Inkerman Road Area.*

END



QUEEN'S CRESCENT NEIGHBOURHOOD FORUM

ANNUAL REPORT, SEPTEMBER 2025

Mission: to protect and improve the social, economic and environmental well-being of the Neighbourhood Area for the benefit of individuals living, working, training and attending school within the Neighbourhood Area, and local businesses.

1) Summary

QCNF aims to enable the participation and involvement of all who live or work in the Neighbourhood Area in the preparation, production and implementation of the Neighbourhood Development Plan. Unfortunately, we have not been able to make much progress on this, due to the necessity of addressing the live proposals for redevelopment being brought forward by others.

2) Activities

The activities of the past year have been dominated by the proposed large-scale developments which have been brought forward by the Council.

In November 2024 we held a General Meeting at QCCA to discuss proposals presented by developer Mount Anvil for the new homes to be built at Bacton Low-Rise. This was a very well attended meeting which brought together people from the whole area and gave an opportunity for the issues to be discussed.

In December 2024 we made a formal response to the EIA scoping opinion request, submitted by Mount Anvil to Camden Council, regarding the development of the Bacton site.

In July 2025 we submitted a detailed report to Camden Council as part of the public consultation on the planning application for the redevelopment of

West Kentish Town Estate. This can be downloaded from the following webpage: <https://qcnf.org/developments/>. We have called on Camden's planners to ensure that site sections are provided by the architect to enable the scale and massing of the development can be properly evaluated.

Thank you to everyone who has contributed to these documents.

3) Registration

We are still not registered as a Neighbourhood Forum with the Council, as this has been deprioritised due to the amount of work needed to review current development proposals.

4) Finances

We have no form of income at present. The government has recently announced that it will no longer fund technical planning support for neighbourhood forums (since June 2025).

5) Future Outlook

QCNF wants to continue to engage with residents and businesses to deepen our collective understanding about what is needed to enable our neighbourhood to thrive. We hope to be able to discuss these issues with ward councillors.

11.09.25