

Generator Group LLP  
Paxton House  
30 Artillery Lane  
London  
E1 7LSApplication Ref: **2012/6593/P**  
Please ask for: **Jonathan Markwell**  
Telephone: 020 7974 **2453**

5 July 2013

Dear Sir/Madam

**DECISION**Town and Country Planning Act 1990 (as amended)  
Town and Country Planning (Development Management Procedure) Order 2010  
Town and Country Planning (Applications) Regulations 1988**Full Planning Permission Refused**

Address:

**Mansfield Bowling Club**  
**Croftdown Road**  
**London**  
**NW5 1EP**

Proposal:

Refurbishment and reconfiguration of existing clubhouse building to provide a new leisure and fitness facility and indoor bowling club (Class D2); enabling development of 8x4 bedroom basement and three-storey self-contained residential units (Class C3) and associated works including new access from Croftdown Road; landscaping works to provide areas of publicly accessible open space and associated alterations following loss of an outdoor bowling green and 2 outdoor clay tennis courts.

Drawing Nos:

0000 Rev D; 0001 Rev D; 0002 Rev B; 1001 Rev B; 1101 Rev B; 3001 Rev E; 3002 Rev A;  
3050 Rev C; 3051 Rev D; 3052 Rev D; 3053 Rev C; 3100 Rev A; 3101 Rev P; 3150 Rev  
G; 3151 Rev C; 3152 Rev C; 3153 Rev C; 3201 Rev D; 3202 Rev D; 3203 Rev D; 3204  
Rev D; 3205 Rev E; 3250 Rev H; 3251 Rev I; 3301 Rev E; 3302 Rev C; 3303 Rev D; 4001  
Rev C; 4002 Rev C; 4003 Rev C; 4060 Rev C; 4061 Rev C; 4101 Rev E; 4102 Rev E;  
4103 Rev E; 4150 Rev B; 4160 Rev E; 4161 Rev D; 4165 Rev D; 4170 Rev D; 4201 Rev  
D; 4202 Rev D; 4203 Rev D; 4204 Rev E, as received 28/01/2013; 4250 Rev D; 4251 Rev

D; 4252 Rev D; 4253 Rev D; 4254 Rev D; 4255 Rev B; 4256 Rev B; 4300 Rev F; 4400 Rev A; 6100 Rev C; Design and Assess Statement by Hopkins Architects Partnership Ref A\_9000\_MBC\_C\_PDASTatement 9006 Rev C dated 10/01/2013; 2 x Computer Generated Images Ref 9020; Arboricultural Implications Assessment and Arboricultural Method Statement Combined by James Blake Associates Ref JBA 11/ 103 AR02 REV B dated 28/05/2013; JBA 11/ 103 TS03 Rev A; Basement Impact Assessment by Train and Kemp Revision 04 dated 29/06/2013; Health and Fitness Club and Mansfield Bowling Club Business Plan by Sport Leisure Culture dated November 2012; Strategic Construction Management Plan by Train and Kemp Revision 04 dated 29/06/2012; Daylight and Sunlight Assessment by MTT Ltd Ref 3312.003.001 Issue 1 dated 27/11/2012; Drainage Strategy by Ardent Consulting Engineers Ref J670-06 dated 22/11/2012; Bre global Ecology Report by Odette Robson Rev 00 dated 29/11/2012; Phase 1 Habitat Survey and Reptile Survey by James Blake Associates Ref JBA 11/103 Rev B dated December 2012; Energy Strategy Report by MTT Ltd Ref 3312.003.003 Issue 2 dated 27/11/2012; Environmental noise survey report by Sandy Brown Associates LLP Ref 12196-R01-A Version B dated 23/11/2012; Additional Information by Sandy Brown Associates LLP, as received 14/01/2013; Technical details of proposed AHU, Ref Version 22, dated 11/01/2013; External Lighting Impact Assessment by MTT Ltd Ref 3312.003.004 Issue 2 dated 04/12/2012; Mansfield Bowling Club funding applications summary by Icen Projects Limited updated 09/05/2013; Transport Statement by Ardent Consulting Engineers Ref J670-03 dated 23/11/2012; Landscaping Report by Townshend Landscape Architects Ref TOWN530(03)2001 R05; Open Space Assessment by Icen Projects Limited dated November 2012; Planning Statement by Icen Projects Limited dated January 2013; Servicing Management Plan by Ardent Consulting Engineers Ref J670-05 dated 23/11/2012; Statement of Community Engagement by Icen Projects Limited dated November 2012; Sustainability Strategy Report by MTT Ltd Ref 3312.003.004 Issue 2 dated 03/12/2012; Letter from MTT Ltd dated 10/01/2013 Ref 3312.002.010.001; Travel Plan by Ardent Consulting Engineers Ref J670-04 dated 23/11/2012; Utilities Statement by Ardent Consulting Engineers Ref J670-02 Rev C dated 14/11/2012; Enabling Development and Affordable Housing Viability Report by Jones Lang LaSalle dated November 2012, as received 14/01/2013; Email from Jones Lang LaSalle dated 14/02/2013; Letter from Icen Projects, dated 15/05/2013; Letter from Jones LaSalle dated 07/05/2013 Ref MBCKWMC; Letter from Rider Levett Bucknall dated 07/05/2013; Letter from Sports Leisure Culture dated 07/05/2013 Ref MBC/DWA/JM/LBC/1; Letter from Mansfield Bowling Club dated 15/10/2010; Financial accounts for Mansfield Bowling Club (1920) Limited for year ending 31st March 2008, 2009, 2010, 2011, 2012; Mansfield Bowling Club Photographs x60 by KS Consult; Letter from Train and Kemp dated 10/05/2013 Ref 12014; Letter from Ardent dated 10/05/2013 Ref SJH/ss14129/J670.

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

#### Reason(s) for Refusal

- 1 The proposed development, by virtue of the scale, nature and location of development on designated Open Space would be lead to a loss of protected land detrimental to the open nature of the site and be harmful to the character and appearance of the surrounding area and this part of Dartmouth Park Conservation Area, and would lead to the loss of land which provides a valuable contribution in terms of health, sport, recreation and play. The application is therefore contrary to

policies CS14 (Promoting high quality places and conserving our heritage) and CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) of the London Borough of Camden Local Development Framework Core Strategy and policies DP15 (community & leisure uses), DP24 (Securing high quality design), DP25 (Conserving Camden's heritage) and DP31 (Provision of, and improvements to, open space and outdoor space and recreation facilities) of the London Borough of Camden Local Development Framework Development Policies.

- 2 The proposed development, in the absence of an appropriate contribution towards the supply of affordable housing, and the subsequent absence of a legal agreement securing an appropriate contribution to the supply of affordable housing, fails to make adequate provision to the borough's strategic affordable housing targets, contrary to policies CS6 (Providing quality homes) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policy DP3 (Contributions to the supply of affordable housing) of the London Borough of Camden Local Development Framework Development Policies.
- 3 The proposed development, by reason of the residential unit density proposed, would fail to maximise the contribution of the site to providing additional homes in the borough, contrary to policy CS6 (Providing Quality Homes) of the London Borough of Camden Local Development Framework Core Strategy and policy DP2 (Making full use of Camden's capacity for housing) of the London Borough of Camden Local Development Framework Development Policies.
- 4 The proposed development, by virtue of its failure to provide a mix of large and small homes, would fail to contribute to the creation of mixed and inclusive communities, contrary to policy CS6 (Providing quality homes) of the London Borough of Camden Local Development Framework Core Strategy and policy DP5 (Homes of different sizes) of the London Borough of Camden Local Development Framework Development Policies.
- 5 The proposed development, in the absence of the submission of sufficient information by the applicant, has failed to demonstrate that the proposed basement excavation would not cause harm to the built and natural environment and local amenity and does not result in flooding or ground instability, contrary to policies CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP23 (Water), DP25 (Conserving Camden's heritage), DP26 (Managing the impact of development on occupiers and neighbours) and DP27 (Basements and Lightwells) of the London Borough of Camden Local Development Framework Development Policies.
- 6 The proposed development, in the absence of a legal agreement securing a design stage and post-construction sustainability review achieving at least a minimum Level 4 of the Code for Sustainable Homes for the residential units proposed, would fail to be sustainable in its use of resources, contrary to policies CS13 (Tackling climate change through promoting higher environmental standards), CS16 (Improving Camden's health and well-being) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core

Strategy and policies DP22 (Promoting sustainable design and construction) and DP23 (Water) of the London Borough of Camden Local Development Framework Development Policies.

- 7 The proposed development, in the absence of a legal agreement securing a sustainable energy strategy including the on-site renewable energy facilities and energy efficiency measures proposed, would fail to be sustainable in its use of resources and fail to take sufficient measures to minimise the effects of, and adapt to, climate change, contrary to policies CS13 (Tackling climate change through promoting higher environmental standards), CS16 (Improving Camden's health and well-being) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 (Promoting sustainable design and construction), DP23 (Water) and DP32 (Air quality and Camden's Clear Zone) of the London Borough of Camden Local Development Framework Development Policies.
- 8 The proposed development, in the absence of a legal agreement securing a financial contribution towards educational infrastructure, would be likely to contribute to increased pressure and demand on the Borough's educational facilities, contrary to policies CS10 (Supporting Community Facilities and Services) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policy DP15 (Community and leisure uses) of the London Borough of Camden Local Development Framework Development Policies.
- 9 The proposed development, in the absence of a legal agreement securing the submission and implementation of a Construction Management Plan, would be likely to contribute unacceptably to traffic disruption and road safety hazards and be detrimental to the amenities of the area generally, contrary to policies CS5 (Managing the impact of growth and development), CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP20 (Movement of goods and materials), DP21 (Development connecting to the highway network) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.
- 10 The proposed development, in the absence of a legal agreement securing car-capped housing for the eight residential units proposed, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area, contrary to policies CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policy DP18 (Parking standards and the availability of car parking) of the London Borough of Camden Local Development Framework Development Policies.
- 11 The proposed development, in the absence of a legal agreement securing a servicing management plan, would not secure a strategy to prevent traffic and other activities associated with the servicing needs of the development from causing serious disruption to amenities in the area and to the maintenance of the satisfactory

and safe operation of the public highway around the development site, contrary to policies CS5 (Managing the impact of growth and development), CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP20 (Movement of goods and materials), DP21 (Development connecting to the highway network) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

- 12 The proposed development, in the absence of a legal agreement securing necessary highway works, would fail to secure adequate provision for and safety of pedestrians and have an unacceptable impact on the public highway, contrary to policies CS5 (Managing the impact of growth and development), CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP16 (Transport implications of development), DP17 (Walking, cycling and public transport), DP21 (Development connecting to highway network) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.
- 13 The proposed development, in the absence of a legal agreement securing necessary contribution towards pedestrian, cycling and environmental improvements in the area would fail to make sufficient provision in a sustainable manner for the increased trips generated by the development causing a cumulative detrimental impact on the borough's transport network, contrary to policies CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP16 (Transport implications of development), DP17 (Walking, cycling and public transport) and DP21 (Development connecting to highway network) of the London Borough of Camden Local Development Framework Development Policies.
- 14 The proposed development, in the absence of a legal agreement securing a travel plan and associated financial contribution towards the subsequent review and monitoring of the travel plan, would be likely to give rise to significantly increased car-borne trips contrary policies CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policy DP16 (Transport implications of development) of the London Borough of Camden Local Development Framework Development Policies.
- 15 The proposed development, in the absence of a legal agreement securing a financial contribution towards necessary changes to the local Controlled Parking Zone as a consequence of the proposed development, would have a detrimental impact on local roads in the area and the Strategic Road Network, including bus routes and bus stop/stand locations, contrary to policies CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the core strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP16 (The transport implications of development) and DP19

(Managing the impact of parking) of the London Borough of Camden Local Development Framework Development Policies.

- 16 The proposed development, in the absence of a legal agreement securing a phasing plan for the proposed works to the existing Mansfield Bowling Club building being completed and ready for use/occupation prior to the first occupation of any of the proposed residential units, would be detrimental to the open nature of the site and be harmful to the character and appearance of the surrounding area and this part of Dartmouth Park Conservation Area, contrary to policies CS14 (Promoting high quality places and conserving our heritage), CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) and CS19 (Delivering and monitoring the core strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP31 (Provision of, and improvements to, open space and outdoor space and recreation facilities) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Without prejudice to any future application or appeal, the applicant is advised that reasons for refusal 6-16 and the relevant part of reason for refusal 2 could be overcome by entering into a Section 106 Legal Agreement for a scheme that was in all other respects acceptable.
- 2 Without prejudice to any future application or appeal, the applicant is advised that any future proposal to maintain Mansfield Bowling Club at the application site should have regard to focusing any necessary 'enabling' development upon that part of the application site not designated as Open Space, and to the identification of the existing building (not use) as a negative building within the Dartmouth Park Conservation Area Statement.
- 3 Without prejudice to any future application or appeal, the applicant is advised that all information submitted in support of any future proposal should be made publicly available by the applicant to assist in the public consultation process.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

**Disclaimer**

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