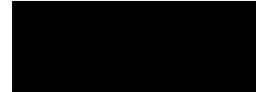




Flitcroft House
114-116 Charing Cross Rd
London WC2H 0JR



Ms. Kathryn Moran
London Borough of Camden
2nd Floor
5 St Pancras Square
c/o Town Hall
Judd Street
London
WC1H 9JE

11 March 2015

BY PLANNING PORTAL/POST

Dear Ms. Moran,

DETAILED PLANNING APPLICATION FOR THE CREATION OF A NEW PUBLICLY ACCESSIBLE OPEN SPACE AND THE DEMOLITION AND REPLACEMENT OF THE EXISTING BOWLING CLUB TO PROVIDE 21 RESIDENTIAL UNITS WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING.

Following comprehensively detailed pre-application discussions with officers and public consultation, please find enclosed a detailed planning application by Generater Group LLP for the redevelopment of Mansfield Bowling Club, Croftdown Road, London.

a. Description of Development

The proposed development seeks detailed planning permission for:

“Creation of a new publicly accessible open space; enhanced tennis facilities including the reconfiguration and extension of the courts to provide an additional court and increased playing area to accord with LTA requirements; the provision of a new ancillary pavilion (Class D2) to replace existing ancillary buildings and structures providing community and leisure space; a new community garden; and the demolition and replacement of the existing bowling club building with a new part three storey, part 2 storey building providing 21 residential dwellings (Class C3) with associated access, parking and landscaping”

b. Submission Documents

Please find enclosed 2 hard copies of the Design and Access Statement and drawings and electronic copies of all remaining documents agreed with during pre-application discussions:

- Plans and drawings, prepared by PRP Architects;
- Planning application forms and certificates, prepared by Iceni Projects;
- Design and Access Statement (including landscape details), prepared by PRP Architects;

- Planning Statement, prepared by Icen Projects;
- Statement of Community Engagement, prepared by Icen Engagement;
- Heritage Statement, prepared by Icen Engagement;
- Affordable Housing Statement, prepared by DS2;
- Sports and Leisure Report, prepared by SLC;
- Arboriculture Implications Assessment and Arboricultural Method statement, prepared by James Blake Associates;
- Basement Impact Assessment (with Chartered Geologist endorsement), prepared by Train and Kemp;
- Strategic Construction Management Plan, prepared by Train and Kemp;
- Daylight and Sunlight Assessment, prepared by MTT Ltd;
- Drainage Strategy, prepared by Ardent Consulting Engineers;
- Phase 1 Habitat Survey and Reptile Survey, prepared by James Blake Associates;
- Energy Strategy Report, prepared by MTT Ltd;
- Environmental Noise Survey Report, prepared by Sandy Brown Associates LLP;
- External Lighting Impact Assessment, prepared by MTT Ltd;
- Transport Statement, prepared by Ardent Consulting Engineers;
- Travel Plan, prepared by Ardent Consulting Engineers;
- Sustainability Strategy Report, prepared by MTT Ltd; and
- Utilities Statement, prepared by Ardent Consulting Engineers

We also enclose a cheque for £8,470 for the Application Fee.

c. Proposed Development

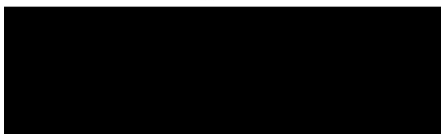
Planning permission is sought to provide public access to the designated private open space for the benefit of the wider community and ensure the longevity of the site going forward. The redevelopment of the existing dilapidated bowling club building to provide 21 residential units that remain within the footprint and massing of the existing building will assist with facilitating this as well as providing an enhanced tennis facility with an additional court. The intention is for this to become a community tennis club.

The scheme proposes the loss of a leisure facility that is no longer required, as demonstrated by its closure, and there is no demand for alternative leisure uses of the site that would be suitable (or viable) in accordance with Policy DP15. The scheme is therefore considered to be policy compliant.

The proposals would deliver an efficient and long-term sustainable use on the site that would enhance the relationship of the site with its surroundings, and improving the character and appearance of the Conservation Area through the demolition of a negative building. The proposals would also create good quality, publicly accessible open space for recreation and general enjoyment, a community tennis club available to all, whilst contributing to the Government's overarching objective to re-use brownfield sites to boost housing.

We trust that the enclosed is in order and look forward to receiving acknowledgement that the application has been formally validated. In the meantime, should you have any queries please do not hesitate to contact me.

Yours sincerely,



Ian Mayhead
Associate

Enc. As listed above