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Planning Statement

Mansfield Bowling Club

Iceni Projects Limited on behalf of
Generator Group LLP

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ON BEHALF OF
GENERATOR GROUP LLP

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Planning Statement
MANSFIELD BOWLING CLUB

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APPENDICES

A1. Confirmation Of Planning Application Documents Required

1. INTRODUCTION

- 1.1 This Planning Statement has been produced by Icen Projects Limited on behalf of Generator Group LLP (“the Applicant”) in support of a detailed planning application (“the Application”) for the redevelopment of the Mansfield Bowling Club (‘MBC’) site, Croftdown Road. The description of the proposed development is:

‘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’

- 1.2 The overall objective of the scheme is to regenerate an underutilised and dilapidated site to provide publicly accessible open space, intended for use by the wider community that is funded by the redevelopment of the MBC building. Demolition of the MBC building will allow the creation of 21 residential units following the same mass and footprint of the existing building, with policy compliant affordable housing provision. The scheme would bring activity and vibrancy generated by people living and visiting the development.
- 1.3 An application for the refurbishment of the existing clubhouse and 8 residential dwellings on the site of the existing tennis courts (x2) was refused by the Council in July 2013 (2012/6593/P). The application sought to generate the appropriate revenue needed at the time to allow the comprehensive refurbishment of the existing bowling club facilities and ultimately secure the long term security of MBC. Following refusal on the planning application MBC was forced to close having been unable to open for the 2013/14 season. Members of the Kenlyn Lawn Tennis Club (KLTC) continue to use the two shale tennis courts situated on the site between the months of April and October. However, it currently has substandard courts (non LTA compliant and requiring frequent, ad-hoc, repairs and maintenance and lacks the required facilities to host league matches).
- 1.4 The purpose of this statement is to identify and address the main planning issues associated with the proposed development, demonstrating how the proposal would be acceptable in the context of the Development Plan (DP) and other material planning considerations. It has been informed by the long and detailed process of pre-application discussions with the Council and local community (see SCE).
- 1.5 A screening request has been submitted, but EIA is not required for the following reasons;
- The scale of the built form to be concentrated on the footprint and mass of the existing building and is therefore considered to be of a modest scale and in character with the context of the surrounding area;

- The use proposed is not environmentally sensitive, nor is the application site located in an environmentally sensitive location;
- The proposed development is not located nearby any sensitive noise or air quality receptors;
- The site doesn't contain any listed buildings or structures, nor is it within the setting of a listed building or structure.

1.6 The statement is structured as follows:

- Section 2 sets out the factual background of the site, including the site and surroundings, a summary of the policies relevant to the determination of this application, details of the engagement activities that have taken place prior to this submission, planning history of the site and details of the development proposal;
- Section 3 identifies the key planning considerations related to the proposed development; and
- Section 4 provides a summary and conclusion.

Supporting documents

1.7 Along with this Planning Statement, the following drawings and supporting documents are submitted as part of the Application. The scope of the Application has been agreed with the Planning Officers prior to the submission of the planning application (correspondence included at Appendix 1).

- Cover letter, prepared by Icen Projects;
- Planning application forms and certificates, prepared by Icen Projects;
- Plans and drawings, prepared by PRP Architects;
- Design and Access Statement, prepared by PRP Architects;
- Landscaping Details, prepared by PRP Architects;
- Planning Statement, prepared by Icen Projects (this Statement);
- Statement of Community Engagement, prepared by Icen Engagement;
- Heritage Statement, prepared by Icen Heritage;
- 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

2. FACTUAL BACKGROUND

Site and surroundings

- 2.1 The existing building on the application site is not subject to any designations in the Local Plan, other than the Conservation Area, it is not subject to the private open space designation which covers the remaining parts of the site. The site comprises a vacant indoor bowling facility which consisted of a six rink indoor bowling green, part 2 / part 3 storey clubhouse with associated changing rooms and function room (Class D2). Two ancillary residential flats are also accommodated in the building. The remainder of the site is made up of associated areas of car parking comprising 68 spaces, servicing and hardstanding for the previous bowling club use, areas of open space, a disused outdoor bowling green, two tennis courts and associated clubhouse, and a small area of caretaker's garden.
- 2.2 The site is in private ownership and is not currently accessible to the public. The only access to the site currently is to a private tennis club which has substandard facilities and to the area of hardstanding on the site used as yard space for Council contractors. There is not currently any community use of the site.
- 2.3 The site is approximately 0.85 hectares (ha). A site location plan is submitted as part of the application documents. The surrounding area consists of primarily residential dwellings which are well screened by established landscaping and shrubbery. Specifically, the boundaries of the site sit adjacent to the rear gardens of properties on Croftdown Road, Regency Lawn, Dartmouth Park Avenue, Laurier Road and York Rise.
- 2.4 The site is accessed via Croftdown Road and has a Public Transport Accessibility Level (PTAL) rating of 3 (Moderate), although neighbouring properties have a PTAL rating of 4. The nearest underground station is Tufnell Park, located approximately 750m away. The site is well served by 4 nearby bus routes with bus stops located nearby on Highgate Road, Swain's Lane, and Chester Road.
- 2.5 The site is located within the Dartmouth Park Conservation Area, the Appraisal of which identifies the indoor bowling club building as having a negative impact on the character and appearance of the Conservation Area. The Management Plan within the Conservation Area Appraisal specifies that the Council will encourage proposals to redevelop buildings considered to have such negative impact the area. Furthermore, there are no listed buildings in proximity of the site.
- 2.6 The topography of the site falls from the higher ground on the north eastern edge to the west towards York Rise. It is significant that the majority of the surrounding properties are set considerably higher within the streetscape than the site.

Proposed development

- 2.7 Planning permission is sought to provide public access to the designated private open space for the benefit of the wider community and ensure the future use and management of the site. 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.
- 2.8 The current proposals have been developed in line with Informative 2 of the Decision Notice (LPA Ref: 2012/6593/P), which sought to direct any future application to focus any necessary enabling development on that part of the application site not designated as Open Space. This strategy was advanced as a result of positive dialogue with the Council and local community in the consultation workshop in October 2013, where it was considered the redevelopment of the site provided an opportunity to enhance community provision.
- 2.9 The principal elements of the scheme are discussed in further detail below.

Open Space

- 2.1 A new publicly accessible open space is proposed on the northern part of the site for the use and enjoyment of both new and existing residents. It will provide for pedestrian access through the site from the existing entrance from Croftdown Road alongside a new pedestrian only access at the northern-most corner of the site.
- 2.2 A series of garden spaces are also proposed within the open space area, to provide seating for users of the space. In addition informal areas of play are proposed for use by local children.
- 2.3 A new community garden is proposed between the tennis courts and the residential development in order to provide raised beds for planting by members of the community.
- 2.4 The open space provided on the site will be maintained in the long-term by the freeholder of the site, ensuring that it provides a high quality publicly accessible space that is sustainable in the long-term. Further details of the open space proposals and management are included in the Design and Access Statement.
- 2.5 The 2 existing tennis courts on the site will be replaced by 3 new tennis courts that meet the requirements of the LTA. The current courts are inadequate and this replacement provision will enable them to be used for matches by Kenlyn Tennis Club, whilst also being available to local schools and the public in the form of a community tennis club. Further details of this are included in

the Design and Access Statement and Sports and Leisure Report submitted in support of the application.

- 2.6 A multi-use pavilion building has been designed in response to community and residential feedback, with a small meeting space and kitchenette, generous storage for the tennis club, independently accessible toilets and a canopy to provide shelter. The building has a good oversight over the open space and tennis courts and has a convenient connection with new pedestrian entrance.

Residential

- 2.7 There are 21 new homes proposed which would provide a mix of 1 bed, 2 bed, 3 bed and 4 bed homes.
- 2.8 The Affordable housing requirement for this development would be for 35% of the total housing to be affordable, based on floorspace.
- 2.9 The residential redevelopment provides a mix of unit sizes and tenures in order to comply with Policies CS5 and DP2 and the London Plan.
- 2.10 The proposed mix and layout of the scheme complements the character of the Conservation Area, and the varied pattern of development surrounding the site and would be a significant improvement on the existing negative building.
- 2.11 The proposed development has a density of 220 habitable rooms per hectare, or 45 units per hectare. In the context of London Plan Policy 3.4 and Table 3.2, the site is located in an urban area, with a PTAL of 3. Table 3.2 suggests a residential density in the range of 200-400 habitable rooms per ha, or 45-120 units per ha.
- 2.12 Overall, it is considered that the density of the scheme strikes an appropriate balance between the efficient utilisation of the site, particularly in response to pre-application discussions and public consultation where the feedback received has been to focus new development on the footprint of the original bowling club building, ensuring it is compatible with the local conservation area context and public transport accessibility.

Planning history

- 2.13 This section summarises the site's planning history and relevant planning decisions.

- 2.14 An application was submitted in December 2012 to LB Camden on behalf of MBC for the redevelopment of the bowling club, enabling residential development on part of the site and landscaping to provide areas of publicly accessible open space (2012/6593/P).
- 2.15 Prior to the application, alternative sources of funding were sought by MBC to secure the future of the club. Unfortunately the club was unsuccessful in securing backing which led to dilapidation of the club building and its grounds. Council officers accepted that the submissions made with the application sufficiently demonstrated that MBC was in financial difficulties. The application sought to secure the long term future of the club whilst also maximising the leisure and recreational opportunities, at no cost to the local community. Unfortunately the application was refused in July 2013.
- 2.16 An appeal was lodged in December 2013 but withdrawn once it became apparent that an alternative form of development on the site had gained tacit support at a local level.
- 2.17 Prior to the previous application, the site has extensive planning history with the most recent and relevant outlined below:

Application Ref	Description	Decision	Date of decision
13959	Use of the site of the tennis court in the southern corner of the Mansfield bowling club for car parking purposes.	Refused	20/07/1972
8903401	The construction of an additional tennis court and surrounding fence in the southern corner of the site as shown on unnumbered location plan.	Granted	23/01/1990
9003208	Erection of the site first floor extension on columns to provide additional accommodation with existing car parking beneath.	Granted	12/09/1990
2010/2039/P	Retention of temporary site in part of the car parking area to the south of Mansfield bowling club, comprising nine steel containers and associated hoardings for use as offices, storage and associated facilities for 1 year, in connection with on-going external works to nearby residential buildings.	Granted	11/10/2010

Planning policy

- 2.18 This section sets out the key national, regional and local planning policy considerations for this application.
- 2.19 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning decisions must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

National Planning Policy Framework

- 2.20 The Framework was published in March 2012 and provides an overarching framework for the production of local policy. The primary objective of the Framework is to increase the delivery of sustainable growth and development.
- 2.21 The key theme throughout the NPPF is the presumption in favour of sustainable development. Paragraph 14 of the NPPF states the presumption in favour of sustainable development should be seen as a golden thread running through both plan-making and decision-taking.
- 2.22 This presumption in favour of sustainable development is supported by 12 core planning principles specified at paragraph 17. A number of these core planning principles can be considered applicable to the consideration of this application, most notably:
- Planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;
 - Recognise that some open land can perform many functions;
 - Proactively drive and support sustainable economic development to deliver new homes;
 - Deliver a wide choice of high quality homes;
 - Encourage effective re-use of brownfield land;
 - Secure high quality design and a good standard of amenity;
 - Contribute to conserving and enhancing the natural environment and reducing pollution; and
 - Manage patterns of growth to make the fullest possible use of public transport.

2.23 Paragraph 70 emphasises the need to deliver social, recreational, cultural facilities and services the community needs through ensuring that established facilities and services are able to develop and modernise in a way that is sustainable.

2.24 Guidance to LPAs is to approach decision-taking in a positive way (Paragraph 186) and, in doing so, decision-takers at every level should look for solutions rather than problems (Paragraph 187).

Planning Practice Guidance

2.25 On 6th March 2014 the Department for Communities and Local Government (DCLG) launched the Planning Practice Guidance web-based resource. This was accompanied by a Written Ministerial Statement which includes a list of the previous planning practice guidance documents cancelled when the NPPF was launched.

2.26 The PPG contains 41 categories; from 'Advertisements' to 'Water Supply', with each category containing several sub-topics. Those of particular relevance to the determination of this planning application include housing; travel; design; air quality; climate change and noise.

The Development Plan

2.27 The statutory development plan for the purposes of Section 38(6) is:

- London Plan (2011) and the Revised Early Alterations to the London Plan (October 2013);
- Camden Core Strategy (2010); and
- Camden Development Policies (2010)

London Plan

2.28 The London Plan was originally published by the Mayor in 2011. On 11 October 2013 the Mayor published Revised Early Alterations to the London Plan (REMA) both of which form part of the DP. The Mayor released the Further Alterations to the London Plan (FALP), on 15 January 2014, for a 12 week period of consultation. Examination commenced on 1 September 2014.

- London Plan Policy 3.3 (Increasing housing supply) also supports increasing housing supply, and states boroughs should meet and exceed their annual average housing target.
- London Plan Policy 3.4 (Optimising housing potential) states that residential development proposals should take account local context and character, the design principles, and public transport capacity in optimising housing output.
- London Plan Policy 3.5 (quality and design of housing developments) states that housing developments should enhance the quality of local places, taking into account physical context;

local character; density; tenure and land use mix; and relationships with, and provision of public, communal open spaces.

- London Plan Policy 3.8 (Housing Choice) requires that new housing developments offer a range of housing choices, in terms of the mix of housing sizes and types.
- London Plan Policy 7.18 (Protecting Local Open Space and Addressing Local Deficiency) states that the loss of local open spaces must be resisted unless equivalent or better quality provision is made in the local catchment area.

Camden Core Strategy and Development Policies

2.29 The Camden Core Strategy and Development Policies (adopted November 2010) and Proposals Map together form the DP for the London Borough of Camden.

- Core Strategy Policy CS5 (Providing quality homes) aims to make full use of Camden's capacity for housing;
- Policy CS6 sets a borough-wide affordable housing target of 50% of the total addition to housing floorspace (subject to providing the maximum reasonable amount of affordable housing under the specific circumstances of the site), with a 60% social rented housing and 40% intermediate tenure split;
- Policy CS15 seeks to protect and improve parks and open spaces in the borough;
- Development Management Plan Policy DP2 (Making full use of Camden's capacity for housing) seeks to maximise the supply of additional homes in the borough, especially homes for people unable to access market housing;
- Policy DP3 requires an element of affordable housing for developments over 10 units or 1,000sqm of floorspace. The exact requirements is on a sliding scale dependant on the size of the development, subject to viability;
- Policy DP5 seeks the creation of mixed and inclusive communities by securing a range of self-contained homes of different sizes, with an aim to provide 40% of market properties with 2 bedrooms;
- Policy DP15 states that the Council will protect existing leisure facilities by resisting their loss unless: adequate alternatives are available in the area and therefore no shortfall will be created; or the leisure facility is no longer required and it can be demonstrated that there is no demand for alternative leisure use that would be suitable.

Consultation

Pre-application discussions with officers

- 2.30 The application has evolved out of extensive pre-application consultation with Council officers. This includes Planning, Heritage and Conservation, Parks and Open Spaces, Housing, Transport and Building Control.
- 2.31 There were five formal pre-application meetings which followed the structure agreed in the Planning Performance Agreement (PPA), agreed on 3 February 2014.
- 2.32 As a result, the following principles have been accepted by The Council providing it can be demonstrated that there are adequate alternative leisure facilities in the area, no shortfall will be created, and the leisure facility is no longer required.
- Publicly accessible open space;
 - Design approach;
 - Retention of Kenlyn Lawn Tennis Club;
 - Redevelopment on site within footprint of existing building; and
 - Affordable housing provision on-site;

Consultation with local groups and residents

- 2.33 The applicant has also consulted individually with ward councillors, local community groups and residents throughout the development of the proposals.
- 2.34 A Development Management (DM) Forum was held on 1 October 2014. This allowed members of the public and any interested parties to learn more of the proposals and to ask questions of the Council and development team.
- 2.35 A Developer Briefing was held on 9 October 2014. Key members of the development team presented the proposals and a discussion was held between members, planning officers and the development team.
- 2.36 Three public exhibitions were held, which provided the public with an opportunity to review the application proposals and ask questions of the consultant team. Over 200 people attend the exhibitions in total and a number of comments were received throughout this pre-application process, which has resulted in a number of revisions being made to the scheme.

- 2.37 A consultation website was made available for residents who were not able to attend the exhibition, and for those who wished to view the information again. All the material displayed at the public exhibition was made available to download from the consultation website.
- 2.38 Further details of the public consultation undertaken as part of these proposals are contained within the Statement of Community Engagement (SCE), prepared by Icen Projects and the Design and Access Statement prepared by PRP Architects.

3. KEY PLANNING CONSIDERATIONS

- 3.1 This section outlines the key planning case for the redevelopment of the site, including details of the scheme's compliance with national and local policy, design and engagement with the local community.

Principle of development

Open space

- 3.2 The current proposals, as previously noted, focus the residential development on the footprint of the bowls club building which would ensure there is no loss of open space on the site. The proposals therefore meet the requirements of Core Strategy Policy CS15 in protecting existing open space. The remainder of the site is designated private open space and this will be improved and made publicly accessible.
- 3.3 The residential development also complies with Policy CS15 in that it is focused on the footprint and mass of the existing building, thereby respecting the *"the size, form and use of the open space"* and it will not *"cause harm to its wholeness, appearance or setting, or harm public enjoyment"*. It also pertinent that the scheme will provide public access to the open space as part of the proposals, increasing the enjoyment sought by the public who currently have no access.
- 3.4 The use of the northern part of the site for publicly accessible open space and the associated public benefit is broadly welcomed by officers as referenced in pre-application discussions. The mixture of facilities on site, combining those aspects in the open space and tennis provision which have previously received the strongest community support, will for the first time create a welcoming, sustainable and accessible community asset for residents. The proposals for the provision of an improved replacement tennis pavilion are of an appropriate size for the existing structures on the site as required in the supporting text of Policy CS15. Furthermore, the proposals are compliant with Part C of Policy CS15 as this facility will contribute towards improving open space by securing the facilities required to enhance the outdoor sport and recreation opportunities on this site.
- 3.5 Areas deficient in public open space are defined as those without access to a public open space within 280m. It is acknowledged that the site is located in the 400m catchment area (around public parks) in Camden's Open Space, Sport and Recreation Study, and therefore could be defined as being within an area of deficiency. The supporting text of Policy CS15 seeks to secure public use of open space wherever practical. In support of the improvements to the site, Camden's Open Space, Sport and Recreation Study Appendix C suggests Mansfield Club Grounds (Site 225), has the potential for improved site utilisation; potential opportunities for the introduction of other open space uses; and has potential to improve site accessibility. Given the limited usage and deteriorating quality

of the private open space, the proposals to reconfigure the open space for public use by the community will allow for a more efficient use of the site and contribute towards addressing this deficiency.

Loss of leisure provision

- 3.6 The proposed scheme will make a substantial contribution to publicly accessible open space as a fundamental part of the approach to design. Development on the footprint of the former MBC building has been supported by LBC in pre-application feedback received, providing that the loss of leisure use on this part of the site can be justified in the context of Policy DP15. The most relevant part of Policy DP15 Community and Leisure Uses states that:

The Council will protect existing leisure facilities by resisting their loss unless:
e) Adequate alternative facilities are already available in the area, and therefore no shortfall in provision will be created by the loss; or
f) The leisure facility is no longer required and it can be demonstrated that there is no demand for an alternative leisure use of the site that would be suitable.

- 3.7 Following pre-application discussions with LBC, a Sport and Leisure Report has been prepared and forms part of this application. This seeks to address the requirements of Policy DP15 in detail, and concludes that both criteria of the policy are satisfied. This is despite the policy wording only requiring either point e) or point f) to be satisfied for the development to be compliant. The report primarily focuses on assessing the potential leisure uses for the site, considering local needs and aspirations, the suitability of the site for such uses, and the supply and demand in the area. A number of leisure uses have been assessed considering local needs and aspirations, suitability, and supply and demand, and draw conclusions regarding the need for and viability of the leisure uses explored. These include, but are not limited to:

- Bowls;
- Tennis;
- Table Tennis;
- Athletics;
- Netball;
- Cricket;
- Football;
- Swimming;
- Multi-Use Games Area;
- Rugby;

- Sports Hall / multi-use indoor;
 - Children's soft play;
 - Dance;
 - Theatres; and
 - Health and Fitness.
- 3.8 The report provides compelling evidence that there are adequate alternative facilities readily available in the area and no shortfalls in provision will be created by the closure of Mansfield Bowling Club, which indeed has already ceased operations due to a lack of members.
- 3.9 The report concludes that the site is unsuitable for a number of the potential leisure uses, and there is no demand for any sustainable alternative leisure uses of the site, with exception of enhanced tennis provision, in the form of a community tennis club. This is therefore proposed, alongside children's play facilities, community gardens and other open space. The transition of KLTC into a community tennis club will ensure its long term sustainability.
- 3.10 LBC requested an independent review of the Sport and Leisure Report and they instructed Knight, Kavanagh & Page (KKP) to undertake this.
- 3.11 The KKP review of the Sports and Leisure Report concludes that:
- The level and nature of evidence submitted in respect of the loss of indoor bowling at the MBC site was completed with due care and diligence and is reasonable in its conclusion that an indoor bowling facility at MBC has no likelihood of a sustainable future and can be lost without detriment to the future on indoor bowls;
 - The level and nature of evidence submitted in respect of alternative leisure uses at the MBC site has been completed with due care and diligence and is reasonable in its conclusions;
 - The level and nature of evidence submitted in respect of the re-provided tennis facilities in terms of supply and demand and business planning has been completed with due care and diligence and is reasonable in its conclusion; and
 - The re-provided leisure use proposed for the site (community tennis club, parkland and children's play provision) at the MBC site is consistent with planning policy.

Housing

- 3.12 This section outlines the proposed housing mix, level of affordable housing to be provided and the residential density of the development.

- 3.13 The proposed development ensures the efficient and sustainable reuse of this brownfield site, and would deliver 21 new homes, in a mix and layout that respects the character and local need, and adheres to principles of good design as advocated by the NPPF, London Plan Policy 3.4 and the Mayor's Housing SPG.

Housing mix

- 3.14 The residential units provide a mix of family sized dwellings. 40% (4 out of 10) of the market dwellings are proposed to be 2 bedroom properties, 50% (3 out of 6) of the social rented dwellings are proposed to be large units (3 bedrooms plus) in line with the Policy DP5 and in accordance with London Plan and NPPF, which require developments to contribute to the creation of mixed and inclusive communities.

Affordable housing

- 3.15 The application proposed a policy compliant level of affordable housing. The Application is accompanied by an Affordable Housing Statement which contains more detail on this element of the proposals. In summary, the application of policy DP3 would result in the requirement for 11 affordable homes (and 10 market homes). This equates to a total of 35% of the floorspace to be provided as affordable housing in compliance with the sliding scale in Policy DP3, with a split of 64% social rented and 36% shared ownership.
- 3.16 The individual unit sizes for the social rented properties have been designed in order that they remain affordable in this location.

Housing density

- 3.17 The London Plan is clear that density should not be applied mechanistically, but it can provide a useful starting point to optimising housing output. The proposed development incorporates a density of 220 habitable rooms per hectare, or 45 units per hectare. In the context of London Plan Policy 3.4 and Table 3.2, the site is located in an urban area, with a PTAL of 3. Table 3.2 suggests a residential density in the range of 200-400 habitable rooms per ha, or 45-120 units per ha. As such the scheme complies with policy.
- 3.18 The London Plan is clear that density should not be applied mechanistically, but it can provide a useful starting point to optimising housing output. It also clarifies that a number of factors, including open space, play and transport capacity, are relevant considerations in optimising potential for housing output.
- 3.19 The proposed development ensures the efficient and sustainable reuse of this brownfield site, and would deliver 21 new homes, in a mix and layout that respects the character and local need, and adheres to principles of good design as advocated by the NPPF, London Plan Policy 3.4 and the Mayor's Housing SPG.

Design

- 3.20 The Design and Access Statement sets out the design rationale for the scheme. The scheme has been subject to detailed discussions with planning and design officers and the comments received from officers have been incorporated into the scheme. LBC's design officers were largely supportive of the approach taken to design on the site during formal pre-application discussions. A summary of the design is included in the paragraphs below.
- 3.21 The design proposals have evolved following extensive engagement with the local community. This section provides the reader with information on the key issues brought to light by members of the public and how these comments have been incorporated in the design of the proposed development.
- 3.22 An application was previously submitted and refused by LBC for the refurbishment of the existing clubhouse to provide a new leisure facility and 8 four bedroom residential dwellings and associated works including a new access from Croftdown Road; areas of publicly accessible open space and alterations following the loss of the outdoor bowling green and outdoor clay tennis courts.
- 3.23 Following the refusal of this application, six options for the redevelopment of the site were presented to the local community at a workshop in October 2013. The feedback received was collated and informed the preparation of 2 key options focusing the residential development on the southern part of the site, one on the same footprint as the existing building, and one more closely matching the existing urban grain in the Conservation Area.
- 3.24 The most popular option was to focus the new development on the existing building footprint and therefore this was the layout that was progressed for the purposes of this Application.
- 3.25 All residential units have been designed to meet the Mayor's minimum internal space standards set out in Table 3.3 of the London Plan. Camden's CPG2 provide good practice standards for room dimensions/ areas in respect of main sitting areas, double/ twin bedrooms, single bedrooms and living/ kitchen/ dining areas. The development complies with these policies. The layout and internal configuration of all the proposed dwellings have been designed to ensure that future occupants benefit from appropriate levels of privacy, daylight and sunlight.
- 3.26 All residential units would also benefit from private amenity spaces, meeting the London Plan standards. Materials have been selected to reflect the characteristics of the Conservation Area, whilst avoiding pastiche architecture.
- 3.27 London Plan Policy 7.2 seeks to ensure that proposals achieve the highest standards of accessibility and inclusion. Policy 7.8 requires all new housing to be built to Lifetime Homes Standards and that

10% of new housing is designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users. The development complies with these policies.

- 3.28 The Conservation Area Appraisal identifies the existing building as contributing negatively to the character and appearance of the Conservation Area. Therefore, there is considered to be no in-principle objection to the demolition of the building.
- 3.29 The proposed development consists of the provision of new homes as well as enhanced open space. The public realm is a key element of the scheme. The objective is to create a piece of high quality space which people would feel they could spend time in, or simply walk through. The layout of the development would foster natural surveillance, creating a secure environment.
- 3.30 Furthermore, the roof level has been designed with planted sedum roofs that will create a soft, natural finish to these roofs interspersed with flat PV panels. The pattern created by these areas of PV panel and planting have been carefully located to create an improved outlook.
- 3.31 Further details of the design approach taken to the development, including the approach to the elevations and materials selected, is contained within the Design and Access Statement enclosed with this Application.

Other planning considerations

Ecology

- 3.32 The Phase 1 Habitat Survey submitted in support of the application covers ecology matters in more detail. In summary, Bat surveys prior to demolition are recommended as they may remove the need for precautionary demolition methods should no bats be found to be using the building. Due to the low risk of the main building being used by bats, precautionary soft demolition of the main building on site will be undertaken, according to a method statement, during the active bat season (May to September) and will be supervised by a suitably qualified ecologist.
- 3.33 Overall, it is concluded that the proposed landscaping on the site could enhance the potential for local wildlife post-development.

Arboricultural

- 3.34 The Arboricultural assessment that accompanies this application demonstrates the existing vegetation is of moderate value. Some specialist construction methods will be required, although they are limited for the size of development. Appropriate protection of retained trees will be suitably implemented, along with the specialist construction methods as advised in the Method Statement, the layout will not have any material effect or adverse impact on the site's public amenity value or its contribution to the landscape.

Basements

- 3.35 The construction of a basement to four of the houses will not have a detrimental impact on the site, neighbouring sites or natural environment, and this has been agreed by an independent Chartered Geologist.
- 3.36 Further information is included in the Basement Impact Assessment (BIA) that has been prepared in support of the Planning Application.

Transport

- 3.37 The site as a whole has a part 4/part 3 PTAL rating. However, the area of the MBC building where housing is proposed is within an area that benefits from moderate public transport accessibility (PTAL rating 3). The supporting Transport Statement demonstrates that the proposed level of cycling and car parking provision should satisfactorily accommodate the demands of the proposed development, and no off-site demands for parking should exist. Overall it is concluded that the development proposals will have no adverse impact on the performance of the local highway network.

Heritage

- 3.38 Paragraph 137 of the NPPF states that proposals that preserve those elements of the setting that make a positive contribution to, or better reveal the significance of a designated heritage asset (including conservation areas), should be treated favourably.
- 3.39 As a whole, the proposed development will be a positive enhancement of the character and appearance of the Dartmouth Park Conservation Area, and an improvement of this significant site. Whilst the uses on the site will be varied by the provision of residential elements, this intensification reflects the historic development of the surrounding area. The design of the built areas will be more sensitive to their context and improve the appearance of the site and surroundings, whilst the open space provision will continue the historic leisure uses of the site. In this respect the proposed development adheres to the requirements of Camden's Local Plan policy DP25, by providing an appreciably better built form to replace a building making a negative contribution, retaining green space and trees, and enhancing the conservation area.

Energy and Sustainability

- 3.40 The Energy Strategy that accompanies this Application demonstrates that the total effect of the final measures implemented with the proposals (in accordance with the GLA's energy hierarchy), achieve a total CO₂ emissions reduction of 26.15% below the Target Emission rate in accordance with Building Regulations Part L 2013. Compliance with the new Target Fabric Energy Efficiency requirements set in the new Building Regulations 2013 Part L1A is exceeded by 3.19%, proving that the energy demand of the dwellings has been minimised through the use of optimised building fabric.

- 3.41 The most appropriate renewable energy technology for integration on the site is photovoltaic (PV) panels. Roof area for the PV location is shown on architectural drawings submitted with this application. The quantum of PV panels proposed has been balanced against the need to treat the roof as an additional elevation given it will be viewed by neighbouring properties, and ensure that Sedum roof can be accommodated.

Daylight / Sunlight

- 3.42 The Sunlight/Daylight Report, prepared by MTT Ltd, demonstrates that a good standard of accommodation can be achieved at the development. The proposed redevelopment is therefore considered to provide residential accommodation which is acceptable in terms of daylight, sunlight and overshadowing considering the footprint and volume constraints of the existing building and the surrounding context.
- 3.43 The report concludes that the development would not adversely affect the surrounding residential properties as the new dwellings will match the shape and roof heights of the existing building.

Flood Risk and Drainage

- 3.44 A Flood Risk and Drainage Strategy has been prepared to accompany the application. In summary, the site is located within Flood Zone 1 and as such the Environment Agency has confirmed that the site does not require a formal site-specific Flood Risk Assessment.
- 3.45 The site has generally low risk of flooding from fluvial, groundwater and artificial sources. In terms of surface water, it is considered likely that this will bypass the site as a result of steeper gradients along Croftdown Road, furthermore the finished floor levels are such that the risk of surface water flooding on the site is very low. In addition, the proposed SuDS system will provide sufficient attenuation at source.
- 3.46 The Drainage Strategy has been developed to connect both the foul and surface water flows generated from the development into existing Thames Water combined sewer located within the site boundary through existing connections on site.

External lighting

- 3.47 The Application is accompanied by an External Lighting Impact Assessment. The summary of the statement indicates the proposed external lighting arrangements surrounding the residential element will be minimised in so far as is reasonable. The proposals are compliant with LB Camden policy and will not present amenity issues to neighbouring properties.

Noise

- 3.48 An acoustic survey has been carried out at the site which concluded that external daytime and night time noise levels at the development are lower than the limits set by LB Camden for noise mitigation

to be required. Double glazed windows and other glazed façade elements in the housing will enable the recommended internal noise level criteria to be met.

Planning Obligations and CIL

3.49 LB Camden falls within Zone 1 of the Mayoral Community Infrastructure Levy (CIL) Charging Schedule, where a levy of £50 per sqm for additional floorspace applies.

3.50 We understand that LBC is planning to introduce a Community Infrastructure Levy on 1st April 2015. This will equate to £500 per sqm for additional floorspace at the application site. This will be used to fund infrastructure needed to support growth in Camden.

3.51 In addition to the CIL payments, the Applicant will enter into a Section 106 Agreement with LB Camden for the provision of the following:

- Affordable Housing;
- Construction Management Plan;
- Sustainability Review and Energy Strategy; and
- Travel Plan.

4. ASSET OF COMMUNITY VALUE

- 4.1 The Application would significantly enhance the community benefits associated with the site. There is not currently any community use on the site other than that of the private Kenlyn Tennis Club. It is proposed for this use to be retained and enhanced on site, with the addition of the 3rd court enabling it to become a Community Tennis Club, available to all.
- 4.2 Furthermore, the development proposes a new publicly accessible open space for the enjoyment of all the community, including play equipment for children, seating areas, and raised beds in the form of a community garden. All of the above will significantly enhance the value of the site to the local community.
- 4.3 Whilst the site is entirely in private ownership and no community function or access is available, it was nominated as an Asset of Community Value (ACV). As of the 22 May 2013 MBC was formally listed as an ACV, as per the Localism Act 2011 and The Assets of Community Value (England) Regulations 2012. The Applicant considers that the processes followed by LB Camden in listing the site were unlawful, and failed to adequately take into account the existence of a contract to dispose of the site. Nevertheless, the listing remains and therefore needs to be addressed in this Statement.
- 4.4 In practice, being an Asset of Community Value means that if the landowner wants to sell the property they must notify the Council. An eligible group then has 6 weeks in which to express an interest in purchasing the site, in order to trigger a 6 month moratorium to allow them to attempt to raise the requisite funds. It does not place any obligation on the landowner to sell to that party.
- 4.5 MBC notified the Council of its intention to sell in 2013, and during the initial 6 week period no eligible party expressed an interest in purchasing the site and therefore the 6 month moratorium was not triggered. This allowed MBC to enter into a further agreement with Generator for the development of the site; however, the site remains listed until May 2018. The completion of the agreement now in place with Generator means that any subsequent transfer is exempt from a further moratorium process.
- 4.6 The development proposal will ensure that the site will be well-managed in the long-term providing a genuine, sustainable asset for the community to enjoy.

5. CONCLUSION

- 5.1 The proposals are in accordance with the Core Strategy, Development Policies, the London Plan and the NPPF, and it is therefore considered that the development will benefit the local area and should be approved.
- 5.2 The refusal of the previous application and the lack of funding for MBC has caused operation at the site to cease, with the building and surrounding private open space falling into a more advanced state of disrepair. The clubhouse facilities are now inadequate, with no running water or electricity. The current site is not accessible to the public and has no community use associated with it, it is only accessed by members of the tennis club which continues to operate during the summer months. Furthermore, they are currently unable to play league matches at home due the absence of a 3rd tennis court.
- 5.3 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 improve 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.
- 5.4 In summary, it is considered that planning permission should be granted given that the development:
- Contributes positively environmentally, socially and economically to the local area;
 - Provides publicly accessible open space on a site that is currently inaccessible in accordance with Policy CS15;
 - Provides an enhanced tennis facility that will enable it to become a community tennis club, with a 3rd court enabling the hosting of home matches;
 - Provides a genuine community asset for the enjoyment of the community that we will be well-managed in the long-term;
 - Will not create a shortfall in leisure facilities by the loss of the (redundant) bowling club building as adequate alternative facilities are available in the local area in accordance with Policy DP15;
 - 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;

- Proposes the built form to be concentrated on the footprint and mass of the existing building, avoiding any loss of designated private open space in accordance with Policy CS15;
- Proposes a mix of dwelling sizes that complies with Policy DP5;
- Proposes a mix of unit tenures in order to comply with Policy DP3; and
- Provides a high quality design that will enhance the Conservation Area.

5.5 The proposed development overcomes all the reasons for refusal stated by LB Camden in the previous application on the site. It is therefore considered that planning permission should be granted in order that development can commence without delay.

A1. CONFIRMATION OF PLANNING APPLICATION DOCUMENTS REQUIRED

James Bompas

From: Markwell, Jonathan <Jonathan.Markwell@Camden.gov.uk>
Sent: 01 December 2014 11:35
To: Ian Mayhead
Subject: RE: Mansfield Bowling Club (2014/0652/PRE)

Dear Mr Mayhead,

Thank you for your email. Please see below in red responding to your queries.

Yours sincerely,

Jonathan Markwell
Principal Planning Officer

Telephone: 0207 974 2453

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From: Ian Mayhead [mailto:imayhead@iceniprojects.com]
Sent: 27 November 2014 15:39
To: Markwell, Jonathan
Cc: David Churchill; Charlotte Hutchison
Subject: RE: Mansfield Bowling Club (2014/0652/PRE)

Hi Jonathan

Thanks for the below, we will pass the SLC report comments on to SLC with a view to agreeing them asap.

In terms of the documents / drawings required, we will seek to address them where possible and necessary. The only areas I would query are the following, and I would be grateful if you could confirm that you are in agreement:

- Structural Report – My understanding of this requirement is that it relates only to cases where some of the building is being retained, i.e. substantial demolition, not complete demolition, hence we do not propose to prepare this. From reading the local list, it states that:

"If the demolition works are extensive provide structural engineering information in the form of a report which is cross referenced to the drawings, to explain means of structural support to retained building elements"

confirmed

- Air Quality Assessment – We are not proposing Biomass and do not meet any of the other criteria in the Local List, so we do not propose to prepare this. **Confirmed on the basis of what you've said.**

I will pass the other comments on to the architects, and pick up on the other documents you require for the submission. Finally, we often incorporate the Affordable Housing Statement in the Planning Statement, would this be acceptable? **Confirmed, but please make it explicit – i.e. a section of its own.**

1

We are preparing a screening request for submission shortly, and are also looking to finalise the application as soon as possible, but this needs to include the Sports Report so the date is TBC for now. Please provide us with an anticipated date for further pre-app submission / submission of application as soon as is possible when available.

Thanks
Ian

Ian Mayhead BA (Hons) MA MRTPI
Associate, Planning

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web: www.iceniprojects.com



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From: Markwell, Jonathan [<mailto:Jonathan.Markwell@Camden.gov.uk>]
Sent: 27 November 2014 12:57
To: Ian Mayhead
Cc: David Churchill; Charlotte Hutchison
Subject: RE: Mansfield Bowling Club (2014/0652/PRE)

Dear Mr Mayhead,

Thank you for your emails. I have liaised with my colleagues internally and also KKP and therefore am in a position to update you. I have also considered your email of 21/11/14 regarding submission details.

In respect of the SLC report dated 15 November, in general terms officers are encouraged that the scope appears to have taken on board our discussions and appears to set out a more rigorous supply/demand strategy and consideration of alternatives. There are however a couple of points of clarification required, namely:

- At our meeting we advised that ANOG should be used where it can appropriately and practically; where it is not sought to, robust justification for the reasons behind this should be provided. The sections 1 & 7 bullet point 1 references to 'proportionally' are a little ambiguous; hence the clarification above of officers expectations in regards to ANOG.
- At section 3 reference is made to NGB discussions regarding supply and demand. An initial possible concern is the use of multiple strands of supply and demand analysis (your own study / ANOG / Camden's open space strategy) and exactly how this will work in practice in your final analysis? For example, would one take

precedence over another in the final analysis, or would they all be factored in accordingly? Obviously the principle of applying a series of methodologies is ensuring a robust assessment, but clarification as to how this will work in practice should be clarified at this stage. Officers would obviously guard against certain elements of one analysis being used to assist the case in one direction, whereas another isn't which would have led to a different conclusion. As such, clarification at this stage would be helpful.

- The same multi strand supply/demand methodologies point as above also applies to tennis in section 4. Again, clarification is sought.

These are seen as points of clarification, rather than raising fundamental concerns. As such, I will await to hear back from you on this.

Turning to consider the list of future submission documents, I can advise that generally the list is along the right lines, although you are advised to consider the following:

- The design and access statement should incorporate within it all the usual information and in particular remember to include:
 - a Lifetime Homes statement and plans
 - a waste storage and collection strategy details
 - crime impact assessment
 - regeneration statement
- An affordable housing statement should be provided (usually submitted separately to the planning statement). If a below policy compliance level of affordable housing is proposed, then justification for this should be provided (e.g. financial viability assessment – you would need to detail if you wished for this to remain private and confidential);
- A Heritage statement should be provided as a building in a conservation area is proposed to be demolished (usually a separate document to the planning statement)
- A structural report is required given the proposed demolition of a building in a conservation area.
- Possibly an air quality assessment (depending on the exact nature of the proposals – e.g. if biomass or CHP is proposed – see local area requirements for details)
- Planning obligations statement is required (or incorporated within the Planning Statement).
- You are reminded that an EIA screening application (ideally submitted and determined prior to the submission of any application) will be required, owing to the size of the site.

The above points are based on the Council's Local Area Requirements, available via the [website](#).

I have the following comments regarding the drawing list & sections detailed:

- I advise that it would be beneficial to provide existing and proposed sections through the proposed new entrance from Croftdown Road, as this will involve changes to the land level and hence will be helpful to see the changes in levels in section form.

- Please provide sections through the proposed pavilion (covering both the length and width of the building)
- I presume section C is through the affordable block and section D is through two of the 8 houses? Providing one section is going through both of the two main building types, to complement sections A and B shown, this will suffice.
- Although not explicitly stated by you (or a validation requirement in itself) it would be beneficial to provide: depictions of the proposed height / footprint of the residential component, with clear red lines overlaid detailing the existing height/footprint of the clubhouse (this will help illustrate more simply the existing/proposed relationship). This can either be illustrated in the Design & Access Statement, or in standalone plans).

Another point to add is that when you come to submit your application, you are encouraged to make this via the planning portal. When attaching documents, please give these a clear title e.g. 'proposed ground floor plan' or 'planning statement' rather than random numbers/letters, as this will greatly speed up the validation process. You should also send through some CD copies of your submission (in case the planning portal has difficulty downloading particular elements). Paper copies of your submission are no longer encouraged. Notwithstanding this, purely from a personal perspective, 2 copies of an A3 set of plans / the Design and Access Statement would be particularly helpful to me in speedily validating and subsequently considering any application.

On the basis of the above, I would be grateful if you could advise me whether you intend to enter into further pre-application discussions (e.g. leisure report, as discussed briefly at the last meeting)? Following on from this, have you a generally anticipated submission date as well? Any prior warning of this would be very helpful.

I trust that this information is of assistance to you and look forward to hearing from you.

Yours sincerely,

Jonathan Markwell
Principal Planning Officer

Telephone: 0207 974 2453

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From: Ian Mayhead [<mailto:imayhead@iceniprojects.com>]

Sent: 25 November 2014 11:07

To: Markwell, Jonathan

Cc: David Churchill; Charlotte Hutchison

Subject: RE: Mansfield Bowling Club (2014/0652/PRE)

Jonathan

Have you by any chance managed to agree the approach set out by SLC with Nigel and KKP as yet?

Thanks
Ian

Ian Mayhead BA (Hons) MA MRTPI
Associate, Planning

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From: Ian Mayhead
Sent: 18 November 2014 15:03
To: 'Markwell, Jonathan'
Cc: David Churchill; Charlotte Hutchison
Subject: RE: Mansfield Bowling Club (2014/0652/PRE)

Jonathan

Thanks for this.

SLC have prepared their revised approach for agreement by KKP and yourselves. I would be grateful if you could pass it on to KKP and Nigel Robinson for their agreement and we can make progress with the revisions asap.

Kind regards
Ian

Ian Mayhead BA (Hons) MA MRTPI
Associate, Planning

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From: Markwell, Jonathan [<mailto:Jonathan.Markwell@Camden.gov.uk>]
Sent: 17 November 2014 13:58
To: Ian Mayhead
Subject: Mansfield Bowling Club (2014/0652/PRE)

Dear Mr Mayhead,

Further to our meeting last week, please use this [link](#) to download the Camden Open Space, Sport and Recreation Study 2014. This forms part of the evidence base for the upcoming local plan. As such, whilst not 'adopted' it is a published document which will inform the future plan. You will note that the maps aren't included in the on-line version. I am informed that these are in the process of being uploaded. Please however see attached a copy of the relevant map.

Further to our discussions at the meeting, I will await to hear from you with an updated scope of a future SLC report, which my colleagues and I will then provide brief comments on regarding the methodology chosen.

I trust that this information is of assistance to you. Should you have any further queries, please do not hesitate to contact me.

Yours sincerely,

Jonathan Markwell
Principal Planning Officer
Regeneration and Planning
Culture and Environment
London Borough of Camden

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