



Comments Form

Name... George Lipkin

Address... 42 YORK RISE

Email address.....

Telephone number... [REDACTED]

Planning application number... 2015/1444/P

Planning application address... Mansfield Bowling Club, Croftdown Rd, Niv5

I support the application (please state reasons below)
I object to the application (please state reasons below)
 IEF

Your comments

I have several objections to this proposed development. The number of dwelling units is far too high for this site, which is to be confined only to the footprint of the existing bowling club. This will lead to overcrowding. If housing is to be built, it should only be in the form of individual houses. The construction of flats is specifically barred by the covenant of the Burdett-Coutts grant of the land for recreational use. Also the Fleet River ditch runs directly through the middle of the site. During rainstorms, it carries considerable amounts of water. Any interference with this flow is likely to cause flooding throughout the area. I have an 1870 site plan showing this. There is much past history of Fleet River flooding. Also the so called "affordable housing" should be re-classified as social housing which would be less expensive for ordinary working people.

Please continue on extra sheets if you wish

attention Kathryn Moran



### Comments Form

Name..... Charley Aylwin .....

Address..... 5 Regency Lawn NW3 1HF .....

Email address..... [REDACTED] .....

Telephone number..... / .....

Planning application number..... 2015/1444/P .....

Planning application address..... THORFIELD DOOLING CLAD CROFTDOWN RD  
NW3 1EP .....

I support the application (please state reasons below)

~~I object to the application (please state reasons below)~~

Your comments

• Removes unsightly and - for local residents - useless car parking space.  
• Provides a valuable contribution to improved sports facilities  
• Replaces an unsightly tin shed with well designed houses, thus adding to the overall stock of housing in Camden.  
  
I overlook the area, and am sure the proposals will significantly improve our out-look.  
I regret that a public path is planned, running immediately against our fence. Entry for the public should be only via the new entrance further up Croftdown Road.  
  
Charley Aylwin 25/4/15

Please continue on extra sheets if you wish

### Comments Form

Name..... HILARY LIPKIN .....

Address..... 42 YORK RISE, NWS 1SB .....

Email address..... g.lipkin@btinternet.com .....

Telephone number..... [REDACTED] .....

Planning application number..... 2015/1444 P .....

Planning application address..... Mansfield Bowling Club  
Croftdown Road NWS 1EP .....

I support the application (please state reasons below)

I object to the application (please state reasons below)

Your comments

My family and I have lived in York Rise with the back of our house looking on to the Mansfield grounds since 1968 before the present Clubhouse was built. We had no time to oppose the building of this unpleasant structure. I am very concerned that what now replaces it does not impose on the surrounding houses.

- 1) The prime concern is that the development provides important leisure facilities open to the community with good safety and security provided.
- 2) The plan has too many dwellings for the footprint of the present Clubhouse, assuming that the gardens of the houses are included therein.
- 3) The building of the basements may lead to the water table
- 4) The design of the dwellings must be in keeping with the architecture and roofline of our community.
- 5) The roads and car park for the dwellings are positioned so that there is no noise nuisance especially during building work.

Please continue on extra sheets if you wish

### Comments Form

Name... Barbara A. Alexander

Address... 3 Regency Wayon Croftdown Rd NW5 1HF

Email address... [REDACTED]

Telephone number... [REDACTED]

Planning application number... 2015/1444/P

Planning application address... Manstred Bowling Club, Croftdown Road, NW5 1EP

~~I support the application (please state reasons below)~~

I object to the application (please state reasons below)

Your comments

1. Excessive density of the buildings. There is a loss of privacy and light to surrounding houses. There will be unacceptable increase in noise level due to cramped dwellings, increased traffic flow and parking.

2. Unattractive design and appearance of the new buildings

3. Developers have ignored order that parking should be on the footprint of the existing club building and using part of the open space.

4. In previous applications developers made a strong case for the need for leisure space, now ignored. Schools in the area have said they need space and facilities

5. Increased use of entrance and surrounding roads

6. Agree with Justin Shales comments

Please continue on extra sheets if you wish

PTO

### Comments Form

Name... BERNARD ALEXANDER

Address... 3 REGENCY LANE, CROFTDOWN ROAD

Email address... [REDACTED]

Telephone number... [REDACTED]

Planning application number... 2015/1444/P

Planning application address... Mansfield Bowling Club, Croftdown Road  
NW5 5EP

~~I support the application (please state reasons below)~~   
I object to the application (please state reasons below)

Your comments

**I live adjacent to Mansfield Bowling Club and I object to the area of the present building and its footprint not being retained for leisure use.**

The case for the loss of leisure use has not been made. The report commissioned by the developers is biased and in total contradiction of the previous report commissioned by them showing there was a need and demand for leisure use.

**I object to the development plan for the following reasons:-**

1. The development is too dense.
2. The development is visually disappointing.
3. The development would be a little higher and more extended than the existing structure, leading to a loss of sunlight and privacy in some of the neighbouring houses and gardens.
4. The existing entry road is too narrow for the number and density of houses and flats. Any additional or alternative entry road can only be in a narrow part of Croftdown Road almost opposite to the existing intersection with Kingswear Road. This should not be allowed because of the twice daily heavy flow of young children along Croftdown Road during term time.
5. There would have to be car parking on the open space.

**Finally I wish to endorse and support all the objections in the much more comprehensive comments made by my neighbour Justin Shale.**

Please continue on extra sheets if you wish

2 sheets + photograph.



### Comments Form

27 APR 2015

Name.....MRS. M. DE LUCIA..... (owner and occupier)

Address.....10 REGENCY LAWN, CROFTDOWN ROAD, NWS 1HF

Email address.....

Telephone number.....

Planning application number.....2015/1444 P

Planning application address.....<sup>site!</sup> MANSFIELD BOWLING CLUB, CROFTDOWN RD, NWS 1EP  
FROM ICENI PROJECTS 114-116 Charing Cross Rd. London WC 2H 0SR and Generator Group LLP.

I support the application (please state reasons below)   
I object to the application (please state reasons below)

#### Your comments

Support:- Over time a range of developmental ideas have been presented to us. IcenI projects had good public consultation at each stage. They listened and adapted. There seems to be a balance of housing (on the Club's footprint only) with enhanced public leisure space on the other half of the site. Proposed landscaping, trees and floral borders. Social housing and disabled access is included. I am one of the most affected by anything happening at this site.

Dislike Very unnecessary basements - on a flood plain. (poor policy)

CONCERNS: TRAFFIC AND PARKING ISSUES

My main concern is the access road to M.B. Club from Croftdown Road, NWS. I suggest that Camden Council put in 'calming measures' on this access road <sup>entrance</sup>. I feel strongly that there should be weight and length restrictions both during building works and after completion of works. Vehicles with large turning circles have difficulty in using the access road if there is any car parking on the opposite side of Croftdown Road. The access road was made for cars in the 1970's. Vehicle size and weight have since then increased. The fact is that large vehicles rarely enter or exit without wheels going over the narrow left hand side pavement, and regularly always go over the public footpath on the other side. eg. Thames Water cover recently had to be re-cemented (April/15).

Please continue on extra sheets if you wish

MRS H. DELUCIA  
10 REGENCY LANE NWS  
1HF

Continuation Sheet - Planning Application 2015/144 P

Mansfield Bowling Club Site  
Submitted by Generator Group LLP  
27 APR 2015

Concern

2. Also I should like a serious inspection of the surface of this access road in the light of the expected volume of heavy traffic. This affects only no 10 and no 11 Regency Lane. But is quite significant to them both. Vibration effects etc.

Drainage on the access road is poor (photograph enclosed). This occurs in times of strong rainfalls. Needs awareness and correction.

Proposed minor concern

3. To see high quality street lighting as I feel that this would improve security.

Proposed 4 Only parking for residents and their visitors.

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