

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/1444/P	Martin Ellis	37 Laurier Road London NW5 1SH	06/05/2015 17:51:09	OBJ	<p>I object to this application.</p> <p>No change of use for this site should be granted and it should continue as a combination of recreational/sports use (Class D2) within a designated private open space.</p> <p>I am aware of a number of financially viable and sustainable proposals that would enable the site to provide sporting and recreational facilities to local schools, young people and other residents in a large catchment area currently poorly served by such resources.</p> <p>The council should consider whether to benefit the community at large and the residents of the borough through the retention of a recreational/sports centre or to facilitate an extreme financial benefit to a very small number of stakeholders (a property development company and the handful of individuals who have gained control of the bowling club). The proposed provision of expensive homes, possibly intended to be marketed to absent overseas investors, and a small number of 'affordable' homes adds little to the balance of benefits.</p> <p>The owners of the site have shown no serious interest in exploring any uses of the site other than as an opportunity for residential development. However, there is unsatisfied local demand for a range of recreational and sporting activities, which could be viably provided at this site.</p> <p>This unique location should be preserved for the long-term benefit of the community.</p>
2015/1444/P	Nick Bradfield	Flat 3 36 Dartmouth Park Road NW5 1SX	06/05/2015 11:30:49	OBJNOT	<p>II object to the proposals for the following reasons:</p> <ol style="list-style-type: none"> 1. The development should be restricted to one and two bedroom flats for which there is a desperate need in Dartmouth Park. The proposed six four bedroom houses can only cater for the super-rich of which we have too many in Dartmouth Park. 2. The building materials are unsympathetic with the surrounding area. . These should reflect the red brick style in Croftdown Road. 3. The design is linear and is not suited to residential developments. It will impose on the surrounding area. 4. The proposed open space area is too small to be viable. It runs the danger of becoming an unloved and sad place. 5. All the public open space should be transferred to Camden under a section 106 agreement. Developers cannot be trusted to maintain open spaces in perpetuity.
2015/1444/P	Nick Bradfield	Flat 3 36 Dartmouth Park Road NW5 1SX	06/05/2015 11:31:11	OBJNOT	

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2015/1444/P	Sandy McBride	34 Swains Lane London N6 6QR	05/05/2015 22:27:53	COMMNT	I feel it is of huge importance to the local area to preserve this space for leisure activities and not to build dense, high houses that will over look neighbouring gardens. There has been no consultation with residents and the Bowling club have been resistant to suggestions from residents and even to local people joining the club prior to these consultations. The site could enhance the lives of local people with increased leisure facilities and also provide a positive environment for young people to exercise and meet. It could also form an area for local creative businesses to flourish. These may provide education for local young people and again enhance the community.
2015/1444/P	NEIL O'MAY	48 LAURIER ROAD NW5 1SJ	05/05/2015 11:36:11	OBJ	<p>I wish to object to this application. There is no planning basis for converting any of this site into dense residential use. This is contrary to Camden's own policy of increased leisure use accessible to the community.</p> <p>The proposal to put 21 residential homes in this very small area is utterly unreasonable and excessive. it cannot be justified as a plan to enable the proposed tennis court extension, but is clearly a profit making enterprise without any proper consideration of the impact on the local area. Only the absolute minimum building should be permitted to enable most of the site to be open space with a leisure facility for the local community.</p> <p>The current plan will lead to a disproportionate and very significant increase in the local traffic and use of facilities.</p> <p>the loss of open space is unacceptable. Much of the current open space will be given over to private parking.</p> <p>The proposal to fit the buildings into the current footprint does not enhance the application. The current building is in any event badly located within the entire area available and was built without any proper consideration of its local impact. It reaches too close to housing in all the local roads. The proposal raises the height of the buildings to ridge level, thus substantially increasing the total space used and will mean that it will overlook or significantly impact on current properties in Regency Lawn, Laurier Road and York Rise. This expansion is unacceptable. The roofscape, a priority for the local Conservation Area, is not sympathetic to many adjoining houses which will overlook the site.</p>
2015/1444/P	Alex Edwards	5 Kingswear Road Dartmouth Park Nw51EU Nw51EU	06/05/2015 08:51:18	OBJ	<p>The site is designated for use as leisure and open space. This is acknowledged by the developer - hence there is no reason to re-designate.</p> <p>Schools and other local sports organisations can benefit from this as originally intended.</p>
2015/1444/P	Callum Solomon	6 Boscastle Road NW5 1EG	05/05/2015 10:32:20	OBJ	This is not a good change of use for the land, it does not benefit the entire community, it just puts pressure on the surrounding facilities such as schools and hospitals.
2015/1444/P	Callum Solomon	6 Boscastle Road NW5 1EG	05/05/2015 10:31:59	OBJ	

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2015/1444/P	Richard Ault	The Red house 32 1/2 Bickerton Road London N19 5JS	30/04/2015 17:25:40	INT	<p>I am a member of the Kenlyn Tennis Club. This proposal quotes several times that the Kenlyn Tennis club has been fully consulted and that the members agree with the the plans. This is not the case. Also a draft budget has been submitted claiming to represent the revenue that would need to be raised by Kenlyn to pay for the upkeep and general running cots if a third court was provided. No such plan has been discussed with the members. In addition the pavilion is now a community resource not a Kenlyn clubhouse. A further comment about no need for changing rooms is not one I am aware has been sanctioned by Kenlyn members either.</p> <p>I also disagree with the loss of the open space that this development would entail. It was gifted to the community as open space in perpetuity and so should remain as such.</p>
2015/1444/P	Olivia Barnes	44 Woodsome Rd London NW5 1RZ	05/05/2015 10:44:55	INT	<p>We are very concerned that there has been yet another planning application for this site, despite overwhelming evidence that the community does not want further development. It is very important to keep open spaces, and having building work on this scale would be very disruptive in terms of noise and traffic, not to mention the congestion, extra traffic, difficulties in parking that would happen once the development was completed.</p> <p>Please listen to the many objections to further development on this site, and reject this application. Peter, Olivia, Adam, Toby and Julian Barnes</p>
2015/1444/P	Amanda Delew	25 Boscastle Road London NW51EE	03/05/2015 17:14:08	NOOBJEM AIL	<p>I am deeply concerned about the proposed development. As a local resident for the past 15 years I value the space offered by the bowling club, the view and the tennis courts. I tried to join the bowling club some time ago but was rebuffed. They clearly had already planned to run the site to ruin and then sell it off at a profit. There is no doubt that we could use the space for local leisure facilities, or allow a community developer to create space which can be used by everyone locally. Building 21 houses is completely ridiculous. Our community is endangered as facilities are converted into housing. Please do not allow this development to proceed. It will seriously damage the peace and quiet of our beautiful area. This land should be held for leisure and open space. I strongly object to this proposed designed.</p>

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2015/1444/P	Emily Baron	40 Laurier Road NW5 1SJ NW5 1SJ	04/05/2015 20:14:09	OBJ	<p>Main objections:</p> <p>The site is designated for use as leisure and open space. The bowling club’s own developers, Generator, acknowledge that there is demand for sports & leisure; there is no reason to re-designate.</p> <p>The site is zoned as open space and the building is zoned for leisure - there is no planning basis for converting any of the site to dense residential use as proposed here.</p> <p>The application makes much of its enabling nature to support the tennis courts and a very small public garden – however the establishment of 21 residential properties, exceeding the current building envelope, on the site goes far beyond what could possibly be regarded as reasonable enablement.</p> <p>The existing poor quality building was created by the current owners without any consideration of local impact or of the original philanthropic settlement of the land for leisure use.</p> <p>This application completely fails to establish an enduring leisure facility on this site. Nor does it acknowledge or repair the damage inflicted by Mansfield Bowling Club in the 1960s in the destruction of green space by the Regency Lawn houses, hard surfaces and current bowling club building.</p> <p>Secondary objections:</p> <p>The following points are made in relation to the detailed design but should not be regarded as derogating from the main objections set out above.</p> <ul style="list-style-type: none"> • Unacceptable increase in existing building envelope by raising the walls to the current ridge height, any expansion is not acceptable • Poor quality design which fails to consider viewpoints from which the building will be seen: roofscape is a priority for the Dartmouth Park Conservation Area and the proposed roofscape is not sympathetic to the many houses which are above it and overlook the site • Access - the narrow access between residential properties and along the backs of short gardens is not suitable to support the level of vehicle traffic that will be required for the proposed 21 dwellings – congestion, noise and safety during weekends are all concerns • Density – far too many dwellings are proposed for the site than the minimum that would be required to enable a reconfiguration to secure its future leisure use; only the minimum required is what should be permitted. <p>Open Space lost to private car parking - Car parking is part of the residential proposal and should be enclosed in the footprint of the building, as should the private gardens. No open space should be lost.</p> <p>Increased pressure on existing roads - increase in traffic to the 21 new houses. Plus the massive build schedule, predicted at 2 years. Huge construction vehicles will cause congestion and impact on all surrounding streets.</p>

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2015/1444/P	Prue Norton	9 Boscastle Road NW51EE	29/04/2015 21:18:12	COMMEMP ER	I am a resident of the area and have been a member of the Kenlyn Tennis Club for many years. I strongly object to the current development proposals both in terms of the impact of housing with basements on the site and the supposed survey report suggesting that leisure facilities are not required. The tennis club provides opportunities for a wide age range of people and the open space is something to be treasured and protected rather than handed over to the developers. Once it has gone it will never be reinstated.
