

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/1444/P	William Baron	40 Laurier Road NW5 1SJ NW5 1SJ	04/05/2015 20:12:56	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 &amp; 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>

Secondary objections:

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.

- 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.

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.

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.

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2015/1444/P	Gerald Zierler	14 Regency Lawn	29/04/2015 20:57:16	NBJNOT	I support this application. This is an excellent plan for a currently disused private site, which will provide new homes within the footprint of the eyesore indoor bowls club building, while also making public most of the grounds for public use for the first time.
2015/1444/P	D Mazer	32 A Laurier Road	28/04/2015 13:52:22	COMMNT	<p>I object in the strongest possible terms to the proposal. 21 residential dwellings, resulting in upto 60 or so new residents in a tranquil area demonstrates brutal desire for profit over harmony. In an area that is nuanced, peaceful and unique, Dartmouth Park, this is an architectural brute of a proposal. There is no creative detailing, ecological ambition, or overriding aesthetic. The Isokon building has become a feature of Belsize park, if the Bowling Club is determined to cash in, at least could they aim for creating a building of consequence and add to the aesthetic of the area. This is a prime opportunity to do something really interesting and they are squandering it with a substandard development project and ill-conceived plans for the outside space. Planning law requires that it either remains a leisure site, but if it gets developed Camden seem to want it to be residential housing so it is not in breach of its housing ratio. That is in no way what the residents of the area wants. This is a major housing development that is favours financial greed over community - aside from fulfilling their ration, why on earth would Camden agree to allowing this?</p> <p>There are few places left in London where you can say you know everyone on your street by name - Dartmouth Park is one of them. Protect this rare state of affairs but if the need to build housing is paramount - do something unique with that opportunity, create something that will be revered for years to come.</p>

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2015/1444/P	Robin Baron	40 Laurier Road NW5 1SJ NW5 1SJ	04/05/2015 20:00:04	OBJ	<p><b>Main objections:</b></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 &amp; 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><b>Secondary objections:</b></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"> <li>• Unacceptable increase in existing building envelope by raising the walls to the current ridge height, any expansion is not acceptable</li> <li>• 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</li> <li>• 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</li> <li>• 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.</li> </ul> <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	Irene Grassan	36 York Rise London NW5 1SB	07/05/2015 11:05:45	OBJ	It would be a shame to lose the open space and feel that better use can be made of the land in the interest of the community. Secondly, having houses overlooking the gardens of the houses in York Rise would invade privacy, especially as the MBC land is already at a higher level than that of York Rise.
2015/1444/P	Robert Dolata	3 Chester Road up N19 5DE	07/05/2015 10:58:38	OBJ	Please would you record my OBJECTION to the development proposal on the grounds that the development proposed is contrary to the adopted development plan which has designated the proposed site as OPEN SPACE. Since no replacement open space of equivalent quality and quantity is being offered it is considered that the proposal must be REFUSED planning permission approval.
2015/1444/P	Robert Dolata	3 Chester Road up N19 5DE	07/05/2015 10:58:15	OBJ	
2015/1444/P	Lyn Iglinsky	126 a Croftdown Rd NW5 1HB	03/05/2015 00:04:20	OBJ	<p>Camden is committed to preserving registered open space, unless there is absolutely no viable leisure or sporting use.</p> <p>The developer's consultation process was inadequate and failed to examine unsatisfied demand for sports that are particularly strong in the borough, e.g. gymnastics, fencing and children's indoor football training.</p> <p>Both the developer and Camden planning failed to consult the local schools about their own need for additional space for sports, or the demand from sports and leisure groups to rent their facilities (booked solid after school and at weekends).</p> <p>The borough is deficient in sports and leisure centre space, with limited space opportunity and no budget to create more. The need for a new sports hall has been identified. Policy is to support the existence and use of existing facilities owned by third parties. The secondary school close to Mansfield Bowling Club has both the budget to renovate the building, the need for the additional sports amenity and willingness to manage the facility for community use out of school hours.</p> <p>The increase in local population from the proposed development will create pressure on local services, e.g. Brookfield School is oversubscribed and unable to take all applicants from families in Dartmouth Park.</p> <p>Ground water and flood risk. The River Fleet flows under York Rise, with numerous small tributaries beneath houses on neighbouring streets. The full-height basement floors of houses that would run the length of the building will interrupt the water table and push water into the lower floors of houses that are presently dry.</p>

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2015/1444/P	Nigel Bannerman	Brookfield School Chester Road London N19 5DH	06/05/2015 15:06:50	COMMNT	Application no. 2015/1444/P  Dear Sir/Madam Brookfield Primary School – Observations

We are a two form entry primary school with 450 children on the Croftdown Road in close proximity to the Mansfield Bowling Club. The facilities that we currently have to support physical education and after school activities for these 450 children are a football cage, playground and a sports hall and at some times these facilities may not be available as they are being used for other activities. For many of the children the make up our school, school physical education and after school activities represent the only access they have to participating in sport.

The school would be very keen to use any enhanced sport and leisure facilities on the Mansfield Bowling Club site.

We would like to stress the importance of maintaining recreational facilities in the area due to the following:

- Pressure to meet national and local targets for reducing obesity and increasing fitness in young people
- Lack of suitable, nearby outside space that can be reached in lesson time
- Opportunity to be able to participate in sports activities with other primary schools and local school sports derby competitions
- Once-in-a-lifetime opportunity to improve further one of Camden best primary schools and enhance the nationally recognised status of the borough
- In a borough that is way below the national recommended standards for sports hall space per head of population, where there are very few opportunities to build new leisure centres this. By this site being available to other users outside school hours it will add to the borough's sports space.

Enhanced sports and leisure facilities on the site would potentially allow the school to expand our physical educational offering.

In addition enhanced sport and leisure facilities would also allow the school to expand the out of hours activities that we would be able to offer students particularly in terms of physical education.

These are our observation in relation to the application and we hope our views will be taken into account in arriving at your decision. Please notify us of the committee date so a representative from the school can be present.

Nigel Bannerman, Chair of Premises Committee, Brookfield School, Camden, London.

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2015/1444/P	Sarah Gavron	2 Dartmouth Park Avenue London Nw3 1jn	03/05/2015 21:07:23	COMMNT	I object to this site being used for housing. The local school is oversubscribed. We need more open space in this area. It was designated as that.
2015/1444/P	Henry Penn	3A Woodsome Road London NW51RX	02/05/2015 20:32:02	OBJEMPER	<p>This site should remain for leisure use for the community as per its original designation.</p> <p>The degree of housing planned reveals that this application is about making profit rather than for the community.</p> <p>The additional housing will add strain to the local infrastructure.</p> <p>There is no way it is appropriate to use any part of this land to provide private parking.</p>
2015/1444/P	Tim Sanders	8 St. Albans Road London NW5 1RD	05/05/2015 14:24:39	COMMNT	There is no planning basis for converting any of the site to dense residential use and the application fails to establish an enduring leisure facility. This site should be used for sports facilities for the local school and community, not for private dwellings and car parking spaces.
2015/1444/P	JOSHUA BIGGS O'MAY	48 LAURIER ROAD NW5 1SJ	07/05/2015 08:37:30	OBJ	<p>I object to the new plans. There will be very dense housing in our area with commensurate increase in traffic, noise, pressure on local services. The current site is an open space and is appreciate throughout the local area for the quietness and openness that it provides.</p> <p>I do not agree with dense housing coming right up to the boundaries of local properties and do not believe that the proposed extra tennis court and very small public garden in any way compensates for the very dense housing and car parking that it proposed on the site.</p>