

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/1444/P	Barbara Herdman	31 Twisden Road	04/05/2015 19:45:47	OBJ	<p>My 2 grandsons aged 7 and 13 live in Dartmouth Park area and both fence at Camden fencing club currently based out of Acland Burghley school. They fence twice weekly. The club teaches every weekday from adults as well as the 7-18 age groups. It gets new joiners from Brookfields, Gospel Oak, William Ellis and other schools in Camden. The coaches, led by former Olympian , Ian Williams, are incredibly committed and spend many of their weekends travelling the country and abroad to accompany their club members to national and International tournaments - this year my eldest grandson travelled to Poland and this weekend attended the British Youth Championship Sheffield. It's a great club - with children from many different backgrounds - one has sickle cell anemia but he still gets to club whenever he can to help the younger fencers as well as train himself. The local community benefits as the parents are strongly united by the club morale. As a very aged grandmother I am also made welcome. Yet I can see their facilities are limited and makeshift - they achieve much out of very little. They compete with far better equipped venues from across the country - they desparately need a new home. They made a bid for a site in Mornington Crescent but it fell through at the last minute and was turned, not for the first time, from a leisure facility into private homes. I understand that Manafield is likely to go the same way - that a space intended for leisure will be turned into residential without sufficient regard to local needs got leisure use. The Camden Fencing club was only recently made aware of the Mansfield bowling club - it would definitely be able to submit a proposal for improved community use. The current proposals need to be re thought and leisure use and the local community need to be put back on the list of priorities - in a far more significant way than now.</p>
2015/1444/P	Genevieve Durrance	34 Laurier Road	01/05/2015 10:11:28	OBJ	<p>We live at 34 Laurier Road and back on to the Bowling Club car park area and we wish to object strongly to the proposed development.</p> <p>This cynical application goes against the will and needs of our community.</p> <p>The Open Space was bequeathed to Dartmouth Park and should be used as such. This is an opportunity to do something imaginative and good, not to line the pockets of developers.</p> <p>Come on Camden. Leisure Facilities and Open Space is what we need for the many, not basements with cinemas for the few.</p>
2015/1444/P	Nicholas Moore	36 Woodsome Road	07/05/2015 09:20:59	INT	<p>I object to this application on the grounds that it is an over development and does not respect the original philanthropic intention of the donor that the land be primarily used for leisure use</p>

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2015/1444/P	Sonia Rothwell	Chetwynd Road	05/05/2015 22:47:02	OBJ	<p>* The land is zoned for leisure use and there is strong evidence that alternative sporting uses for the site are available. There is no material need to re-designate this site.</p> <p>* The site is designated private open space and was designated – unopposed – as an asset of community value. Camden should take this opportunity to define what this newly created designation can materially mean.</p> <p>* The proposed development, by virtue of the scale, nature and location of development on designated Open Space would lead to a loss of protected land detrimental to the open nature of the site and be harmful to the character and appearance of the surrounding area and this part of Dartmouth Park Conservation Area, and would lead to the loss of land which provides a valuable contribution in terms of health, sport, recreation and play. The application is therefore contrary to policies CS14 (Promoting high quality places and conserving our heritage) and CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) of the London Borough of Camden Local Development Framework Core Strategy and policies DP15 (community & leisure uses), DP24 (Securing high quality design), DP25 (Conserving Camden's heritage) and DP31 (Provision of, and improvements to, open space and outdoor space and recreation facilities) of the London Borough of Camden Local Development Framework Development Policies.</p> <p>* The proposed development would be likely to contribute to increased pressure and demand on the Borough's educational facilities, contrary to policies CS10 (Supporting Community Facilities and Services) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policy DP15 (Community and leisure uses) of the London Borough of Camden Local Development Framework Development Policies.</p> <p>* Despite the Council's guidance that detailed consultation should be carried out vis a vis this proposal, thorough public consultation was not carried out which can be evidenced by the fact that Kenlyn Tennis Club has not been consulted (see objection), and the fact that Generator has found, using remarkably narrow criteria, no demand for alternative leisure use. Research by residents has uncovered significant demand for alternative leisure use of the site. In short, this contravenes the National Planning Framework, paragraphs 188-189.</p> <p>* The vagueness of who would manage the leisure aspect of the development or indeed who would own the freehold strongly indicates that this is a box-ticking exercise intended to satisfy planners and the future leisure use of the site is unlikely to last beyond the building of the 21 homes.</p> <p>* Camden's Planning policy DP15 Community and Leisure Uses states: 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 f) the leisure facility is no longer required and that it can be demonstrated that there is no demand for an alternative leisure use of the site that would be suitable.</p> <p>La Sainte Union school has expressed a strong desire to take over and run the site so that it can be used by local schools and the wider community. The loss of provision at Highgate Newtown Community Centre will have an impact on the availability of sports venues in the area which will be exacerbated by the loss of this site.</p> <p>* In April 2013, responsibility for public health was transferred to local authorities. Highgate ward has a significantly higher than Camden average for smoking, obesity and depression/anxiety; also the number of long-term sick/disabled and those providing unpaid care.</p>

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					<p>This indicates need for and desirability of local, easily accessible amenities to encourage better physical and mental health, such as sports and leisure facilities. This is now Camden's responsibility. Loss of this leisure site would jeopardise this.</p> <p>* Planning Policy C2 states: We will seek to resist the unnecessary loss of community facilities. Where the loss of a facility is proposed, including in part, the Council will take the following into account:</p> <p>i. evidence which demonstrates that there is no need for the specific community facility or that it is no longer viable. In such a circumstances, we will expect the site or building to be reused for other community services unless it can be demonstrated that this is not possible. Where this is successfully demonstrated the Council's preferred new use will be affordable housing, subject to the Local Plan's affordable housing threshold.</p> <p>That this site could be used for Camden's preferred alternative of community services can be easily demonstrated. Further, Camden's "preferred new use will be affordable housing" which this development clearly is not.</p> <p>* The proposed development has also not demonstrated Planning Policy C2, k.</p> <p>We will protect existing sports and leisure facilities by resisting their loss unless:</p> <ul style="list-style-type: none"> - there is no realistic prospect of the site or building continuing to meet a sports and/or leisure need in the local area. <p>* Planning Policy A1 6.12 states "Road user and pedestrian safety should also be considered, including provision of adequate sightlines for vehicles leaving the site. Development should also address the needs of vulnerable or disabled road users. "</p> <p>Since this site is on a major pedestrian route to Brookfield Primary School, two years of trucks and associated site traffic would endanger the safety of hundreds of children and their parents on their walk to school. There is no alternative to enter or exit the site, rendering the application in contravention of this planning policy.</p> <p>* Retention of this site in its current leisure designation allows Planning Policy A2 6.3 commitment, Provision and Enhancement of Open Space, to be fulfilled:</p> <p>The link between open spaces and strategies to improve health and well-being are particularly important:</p> <ul style="list-style-type: none"> • Recorded numbers of obese and overweight people in Camden remain high. Increasing participation in physical exercise would help reduce premature death. • Camden's mental health needs are high compared to London and national benchmarks. Studies have shown that green space can boost levels of personal contentment and vitality. Parks provide a range of environments for relaxation and stress relief. <p>Protecting amenity</p> <ul style="list-style-type: none"> • Playgrounds and open space support child development and boost levels of workplace productivity. There are social and educational benefits from volunteering and community action, contributing to sustainable communities. <p>Food growing on open spaces can provide access to low-cost healthy food.</p> <p>* Adrian Pruss is a director of the Mansfield Bowling Club and has failed to declare his interest in his support statement for this development.</p>

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2015/1444/P	Christine Baron	40 Laurier Road NW5 1SJ NW5 1SJ	04/05/2015 20:04:21	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-desigate.</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	Carly Silver	5 Oakeshott Avenue N6 6NT N6 6NT	05/05/2015 11:51:06	OBJ	<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. La Sainte Union, the girls' 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. If Camden permits this planning application they will be breaking numerous policy undertakings put in place in the Local Plan:</p> <p>"Places that have a leisure or community function need protecting". "Camden is at risk of losing essential community, cultural and leisure facilities from conversion or redevelopment to higher value housing use"</p>
2015/1444/P	louisa gillett	4 Woodsome Rd nw5 1RY	06/05/2015 07:53:11	OBJ	<p>My husband and I live in Dartmouth Park and strongly object to this proposal. There is genuine need and interest from the local school, a local nursery, and other local sports organisations in developing the site in accordance with its existing leisure/ open space designation. It would be a betrayal of our community, our children's needs, and the Council's own policies, to override the original intentions when this land was philanthropically gifted to the local area. The plans go far beyond 'Reasonable enablement' - the proposed residential use is far too dense for the site and the proposed tennis courts and small public garden are insufficient for the needs of the locals and insufficient to genuinely establish an enduring local leisure facility on site.</p>
2015/1444/P	Agnieszka McDonnell	146 Broadhurst Gardens	05/05/2015 22:50:34	OBJ	<p>It will destroy local amenity. It's totally out of character for this area of Hampstead Heath.</p>
2015/1444/P	Michael Kent	30 Brookfield Park London NW5 1ER	05/05/2015 10:19:44	NBJNOT	<p>I am fully in support of development and more affordable housing in the area</p>
2015/1444/P	Michael Kent	30 Brookfield Park London NW5 1ER	05/05/2015 10:19:34	NBJNOT	
2015/1444/P	Agnieszka McDonnell	146 Broadhurst Gardens	05/05/2015 22:49:53	OBJ	<p>It will destroy local amenity. It's totally out of character for this area of Hampstead Heath.</p>
2015/1444/P	Kieran McDonnell	146 Broadhurst Gardens	05/05/2015 22:47:59	OBJ	

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2015/1444/P	Lynn Kramer and Phil Cohen	11 Laurier Road	04/05/2015 20:43:17	OBJEMAIL	We object to the proposal on the grounds that it would not provide the open space/ leisure facilities for which the land was designated and which is much needed by the entire community, young and old. We also object to the density of the proposed housing and the lack of provision for social housing.
