

Jennifer Walsh
Principal Planner

Telephone: 0207 974 3500



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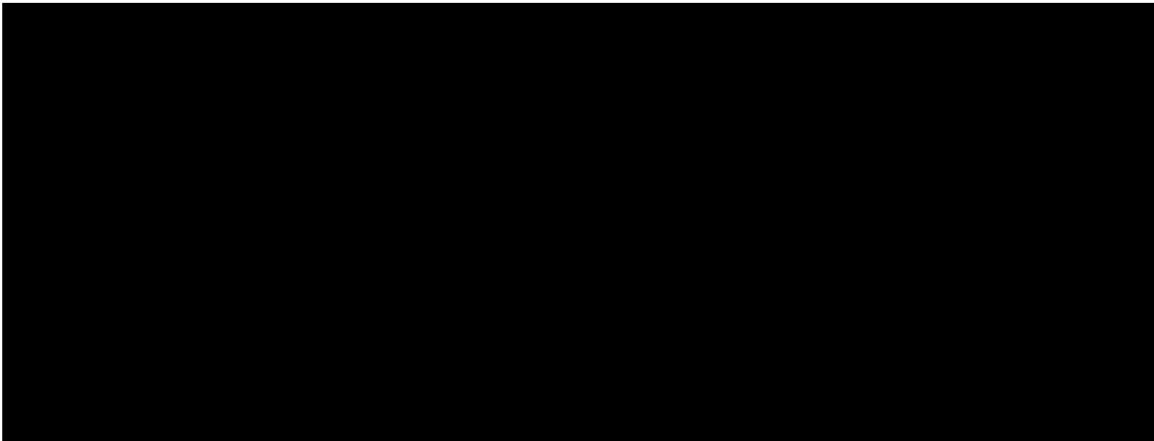
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From: [redacted] [mailto:[redacted]]
Sent: 26 August 2016 12:39
To: Walsh, Jennifer
Subject: Mansfield Bowling Club NW5 – 2015/1444/ P

We live on Croftdown Road near to this site and object to the planning application appeal for the redevelopment of this site. It appears from the state of the site in recent years that the owners have deliberately run down the site and not considered ways of maintaining this valuable open space. For example, the tennis courts on Parliament Hill are always busy so I don't understand why more efforts have not been made to promote the greater use of the courts at this site. It appears by ignoring local residents that the developers are only interested in cramming as much housing into a green space as possible now, with a view to even more in the near future, if this application were granted. The site is designated for leisure use so the planning appeal should be dismissed on these clear grounds alone. We also object to their current use of the site for storing extremely large HGVs, Croftdown Road is narrow residential road and not suitable for large numbers of HGVs

thank you

Anthony and Mary Hynes
62 Croftdown Road



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From: O'Neill, Helen [mailto:████████████████████]
Sent: 25 August 2016 11:12
To: Walsh, Jennifer
Subject: Mansfield Bowling Club NW5 2015/1444/ P

To whom it may concern,

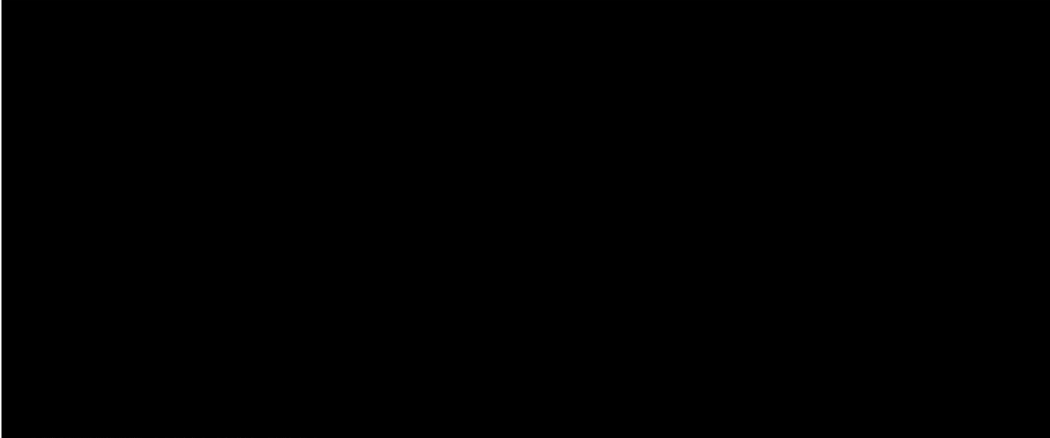
I wish to write an objection for the proposed plans for Mansfield Bowling Club on the grounds that this area is designated for leisure use and should be protected as such.

I do hope the case will be reconsidered and the club protected.

Best wishes,
Dr. Helen Claire O'Neill MSc PhD


Embryology, IVF and Reproductive Genetics Group
Institute for Women's Health
University College London
86-96 Chénies Mews

London WC1E 6HX



Telephone: 0207 974 3500

-----Original Message-----

From: Melissa Barber [mailto:
Sent: 26 August 2016 00:10
To: Walsh, Jennifer
Subject: Mansfield Bowling Club NW5 – 2015/1444/ P

To: Jennifer.walsh@camden.gov.uk

Dear Jennifer,

I wish to object to the inappropriate and ill thought-out proposals made by Mansfield Bowling Club [MBC] to build residential property on a site that offers much needed sports and leisure facilities to the local community. One of the main reasons my sister and I purchased a flat overlooking the tennis courts and bowling green site was precisely because of the advantages of having these facilities close by.

We request Camden Council to protect these sport/leisure sites, as once lost, they are lost forever.

MBC have not done enough research into viable sporting alternatives for the site. Our own research shows that there is huge demand for indoor leisure facilities, Camden's own Olympic run fencing school needs a new home, trampoline parks are a rising phenomenon, and anyone who has had to queue at dawn to get their child a place on the Talacre gym class will know how oversubscribed they are.

MBC have not made a good case for crowding the site with a dense development of luxury housing, this is not an enabling development, it is a 'get rich quick' scheme.

MBC have designed the site so that once the houses are built the 'open space' they claim to be offering, can be closed off from the local community.

MBC claims to offer to develop the Kenlyn tennis club as part of their plan, but they have made no binding commitments to stand by this, and it is very suspicious that they have not put any structure in place to manage the tennis club after the development. Could it be that they plan to change the planning use to residential, then sell the site to the next developer, who will carry no responsibility to uphold Generator's/MBCs promises?

MBC have failed to ensure that the open space is sustainably managed and maintained for the future, and for the benefit of the public - which means that in a few years time they could come back with a demand to build more houses on whatever open space is left.

This site should be protected for leisure use, which is in increasing demand. It is an open space for the benefit of the local community. So it was gifted to the area by Burdett-Coutts, and so it should remain.

Yours sincerely,

Melissa Barber,
5 Dartmouth Park Avenue
NW5 1JL
Mansfield Neighbours Group (Dartmouth Park Residents CIC)



Telephone: 0207 974 3500

-----Original Message-----

From: Sabine Tilly [mailto:]

Sent: 25 August 2016 09:17

To: Walsh, Jennifer

Subject: Mansfield Bowling Club NW5 – 2015/1444/ P

Dear Ms Walsh,

I am emailing you to register my objection to proposals by MBC to build residential houses on the site of the bowling club without having explored and put in place the sport and leisure facilities that this space was always designated as being for. The site should be protected for leisure use for which there is a high demand.

Yours,

Sabine Tilly

21 Croftdown Road

Gohin, Geri

From: Walsh, Jennifer
Sent: 03 October 2016 14:20
To: Planning Appeals
Subject: FW: mansfield bowling club nw 5- 2015/1444/p

Hello, here is an objection letter which was no forwarded on from pins.

Please send a letter out and upload. Thank you

Jennifer Walsh
Principal Planner

Telephone: 0207 974 3500



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From: G LIPKIN [mailto:]
Sent: 24 August 2016 16:53
To: Walsh, Jennifer
Subject: mansfield bowling club nw 5- 2015/1444/p

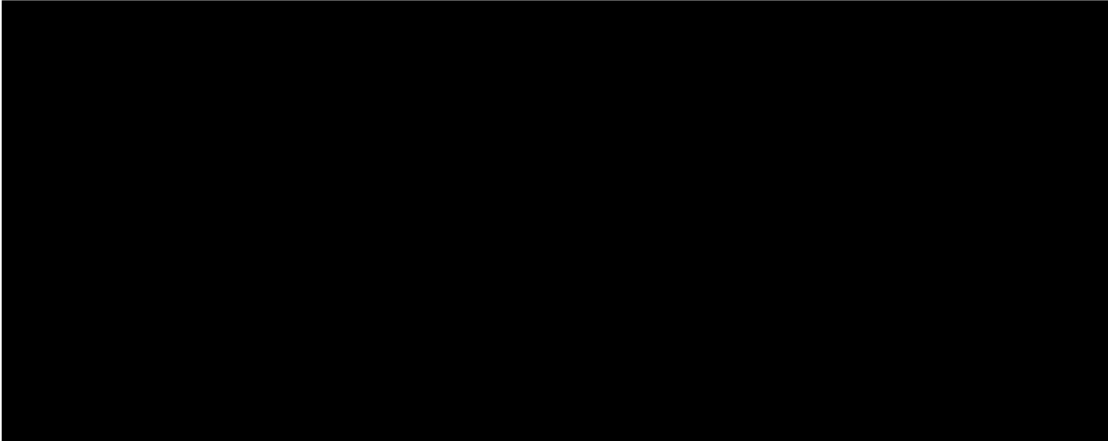
from g. and h. lipkin
42 york rise
nw 5 1sb

we object to the mansfield bowling premises being used for housing. the mansfield bowling club has always been a leisure centre since the site was gifted by burdett-coutts. as far as we know there has never been any legal case for a change of use to housing as presently proposed.

the club has been mismanaged and allowed to deteriorate from an outdoor bowling club of national importance with many participants arriving by coach. there was a tennis club and social club

we have lived in york rise which backs on to the club premises 1968 and we are concerned about it deterioration. it needs to be well managed for the community as a leisure centre with outdoor and indoor sports and dance lessons

we trust that the appeal by the developers will be dismissed.



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From: Berry, Sian (Councillor)
Sent: 25 August 2016 08:22
To: Walsh, Jennifer; Lewis, Oliver (Councillor); Gimson, Sally (Councillor)
Cc: 'Kay, Samuel'; Keith Northrop; Traynor, Deirdre
Subject: FW: MBC - appeal

Dear Jennifer, and cc Cllrs, Deidre and DPCIC team

Thanks for all your help with this. I have attached the objection I submitted on the PINS site today, which I hope works alongside the other submissions. Apologies for any remaining typos in it.

Please let us know about the appeal dates when you hear about them, and the third party meeting date with Camden. If there is a procedure for requesting to speak at the meeting, please let us know about that as well - though I expect we will be hearing that from PINS too I am not 100% sure that happened with Athlone House?

Very best wishes,
Sian

From: Traynor, Deirdre
Sent: 24 August 2016 11:54 AM
To: Gimson, Sally (Councillor)
Cc: Lewis, Oliver (Councillor); Berry, Sian (Councillor); Walsh, Jennifer
Subject: RE: MBC - appeal

Dear Councillor Gimson,

Mansfield Bowling Club NW5 – 2015/1444/ P

many thanks for your support regarding this appeal.

The case officer can be contacted by email: Jennifer.walsh@camden.gov.uk, direct telephone number 020 79743500. Jennifer will be submitting the Council's appeal statement on 26th August. We have taken on board the information submitted by third parties, particularly the potential interests in retaining a leisure facility and all points will be addressed in the Council's statement.

We will be writing to all third parties again once both the hearing date and venue is set. Currently PINs have set the date for 26th October, but this does need to be reconfirmed and PINs may change it. Following this second letter and closer to the hearing date, we will then invite community representatives, ward councillors and DCC members who wish to speak at the hearing (or to attend) to a pre meeting with officers to run through the procedures for the hearing. It is important for third parties to coordinate their views. We usually have meetings about 5pm in the Council's offices, 5 Pancras Square.

Thank you again and kind regards

Deirdre Traynor
Principal Appeals Enforcement Officer

Telephone: 020 7974 1785



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From: Bushell, Alex
Sent: 22 August 2016 10:36
To: Gimson, Sally (Councillor)
Cc: Lewis, Oliver (Councillor); Berry, Sian (Councillor); Walsh, Jennifer; Traynor, Deirdre
Subject: RE: MBC - appeal

Hi Sally,

I hope you are well.

Of course. We are already talking to Amy, but certainly we would be looking to pull others into the process and also to involve you Oliver and Sian. Deirdre (cc) is the appeals manager and will get back in touch.

Jen Walsh is the new case officer (also cc) and we have now appointed a sports and leisure consultant to defend the Council's position.

If anyone wants to forward this more widely then please feel free to do so.

Kind regards

Sam

Reference number: APP/X5210/W/16/3153454
Mansfield Bowling Club, Croftdown Road, Camden,
London NW5 1EP



Mansfield Bowling club proposals appeal statement from Councillor Sian Berry, Highgate Ward, Green Party

I am writing in support of the decision of the council to reject this application earlier this year and to object to the proposals being granted permission on appeal.

As ward councillor for the area, I am acutely aware of the strength of feeling locally towards this open space, and the potential for greatly enhanced leisure use and support for health and wellbeing if the site were developed more appropriately.

I strongly support the evidence presented to this appeal by the Dartmouth Park Residents CIC. They represent not just the views of a small number of neighbours but the settled view, over many years of considering alternatives for this site, of the wider population.

The value placed by the community on this site is shown by its designation as an Asset of Community Value, which states that it *"has been in social/leisure use since at least 1890"*.¹

Preserving the site for leisure use is also supported locally by the Dartmouth Park Conservation Area Advisory Committee and the Dartmouth Park Neighbourhood Forum, who have also listed the site in their draft Neighbourhood Plan as an important local asset for leisure use and sporting facilities:²

"Crucially, therefore, the site is in part a designated area of private open space. This open space is to be retained, particularly as the site is within an area that Camden Council has identified as deficient in open space. The site has also been designated as an Asset of Community Value. [The site is also included in the list referred to in Chapter 7 of open spaces to be designated as Local Green Spaces.]"

Below I will outline my response to some specific points within the written representations and Statement of Case made by Ieni Projects Limited on behalf of Generator Group LLP

¹ Asset of Community Value application based on draft local listing. See other submissions and Camden consultation document: https://consultations.wearecamden.org/culture-environment/draft-local-list-and-supporting-guidance-2/supporting_documents/Draft%20Local%20List_101013.pdf

² Dartmouth Park Neighbourhood Forum, draft plan page 75 <https://www.dpnf.org.uk/wp-content/uploads/2016/06/DPNF-Plan-final-first-draft-v2-26.6.16.pdf>

A) Factual Background

Section 2 of the report contains a number of errors and omissions.

Sections 2.2 and 2.3 do not outline sufficiently how the club has been 'run down' purposefully for a number of years. It is not accepting new members, and the clubhouse and bowling green falling into disrepair does not predate the attempts to secure planning permission for housing developments on this site.

Running down an asset that is valued by the community and allowing it to fall into disrepair is not a reason to discount planning rules or to discount the value the community places on this site.

The local list and ACV designation cite longstanding leisure use, not simply the bowling club itself, as the reason for valuing the site. The potential of the site for rejuvenation is self-evident, and the fact it could fulfil a clear local need for which no other sites are available is shown by many of the comments made in the large number of public objections to the planning application.

This section of the report also fails to mention the assessment of potential sports uses that was done to support the business plan for the redevelopment bowling club in a previous application in 2012. This report showed significant demand for leisure use in the area, and proposed a wide mix of indoor activities on the site (though relying too much on indoor bowls for which demand was relatively low). Quoting from the outline of that report, proposed activities were:³

*“Programme of activities: [...]
Indoor Bowls – Club, Competition and Functions
Over 50's Club
Junior Gymnastics
Dance
Gymnasium - Health and Fitness
Group exercise
Boccia (Paralympic Sport)
Children's Sports Parties
Children's Holiday Club
Community Group Hire
Private Hire
Martial Arts training”*

³ Camden Planning application reference: 2012/6593/P. Link to business plan document, dated November 2012: <http://camdocs.camden.gov.uk/webdrawer/webdrawer.dll/webdrawer/rec/2981802/view/>

B) Planning Policy

Section 3 of the Appellant's Statement of Case fails to include a number of relevant policies that should be considered in this appeal.

Most notably, while concentrating almost its whole case on the wording of Camden Local Plan policy DP15, the document leaves out the policies within the London Plan and the NPPF aimed at protecting and promoting sports and social infrastructure and open space for leisure **upon which DP15 is clearly based**.

I believe these policies should also be considered as part of this appeal, especially the last part of the London Plan policy:

London Plan 3.16⁴

"B Development proposals which provide high quality social infrastructure will be supported in light of local and strategic social infrastructure needs assessments. Proposals which would result in a loss of social infrastructure in areas of defined need for that type of social infrastructure without realistic proposals for provision should be resisted. The suitability of redundant social infrastructure premises for other forms of social infrastructure for which there is a defined need in the locality should be assessed before alternative developments are considered."

NPPF paragraph 74⁵

"Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss."*

C) Non-compliance with NPPF, London Plan and Camden Policies

Camden planning policies DP15, CS10 and CS19 are all cited in reasons for refusal 1. The written submission focuses almost entirely on DP15 and rests its case on challenging Reason 1.⁶

While a lot of effort is made to claim that sections e) and f) of DP15 are 'alternative criteria', it is clear from the wording around this policy, and the National and London

⁴ London Plan section 3.16, Social Infrastructure <https://www.london.gov.uk/what-we-do/planning/london-plan/current-london-plan/london-plan-chapter-3/policy-316-protection-and>

⁵ National Planning Policy Statement, paragraph 74 <https://www.gov.uk/government/publications/national-planning-policy-framework-2>

⁶ Statement of Case section 1.11

<http://camdocs.camden.gov.uk/webdrawer/webdrawer.dll/webdrawer/rec/5765919/view/>

policies upon which it is based, that the policy intends to ensure that the terms of both clauses are met before a valued sport and leisure facility is lost. In any case part f) says:

*“(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” [my emphasis]*

As noted in my introduction above, the site’s designation as an Asset of Community Value is based not just on the bowls club itself but on the fact that this space: *“has been in social/leisure use since at least 1890”*.

Evidence for a clear demand for indoor and outdoor leisure and recreation space in the area is set out in Camden Council’s own assessment of sporting need, and the quantity of similar evidence of demand and interest from the community simply grows and grows. In my original planning objection, lodged in May 2015, I said:⁷

“Almost every resident I speak to about this site has a story to tell about their children, their public service or business, their community group or their sports club having a current or upcoming need for more facilities nearby.”

By the time of the planning decision, councillors on the committee were able to note evidence of demand for many potential uses in the local area, and the fact that interest from two local schools had been ignored by the applicants.

This was noted by the officers in their report:⁸

Section 6.37 of this report says that the objections and evidence received “demonstrate that there is demand for alternative sports facilities among the local community”.

Since then, more evidence has emerged of interest from a range of sports and leisure providers, both profit-making and charitable, summarised by other objectors to this appeal, including the Dartmouth Park CIC which is seeking to exercise the community’s right to purchase and run the site for local benefit.

D) The proposed payment acknowledges noncompliance with DP15 and cannot mitigate the loss of this site

The agreement to pay compensation for the loss of leisure facilities shows, despite protestations, that the appellant was prepared to concede that policies within DP15 against the loss of open space for leisure use were not complied with by their proposal.

⁷ My objection to the planning application May 2015
https://camden.greenparty.org.uk/assets/files/localparties/camden/Mansfield_Bowling_Club_objection_May2015.pdf

⁸ Officers report page 33
<http://camdocs.camden.gov.uk/webdrawer/webdrawer.dll/webdrawer/rec/5767292/view/>

However, the proposed payment - even if much larger - could not mitigate the clear need in this local area for sporting facilities, and other submissions show how arbitrarily the amount was calculated. This issue was raised during the planning meeting by two local councillors:

I said this:⁹

"I can confidently state that £600,000 would go no way towards enhancing sporting facilities on the tiny Highgate Newtown Community Centre site that could in any way compensate for the loss to our area, of the Mansfield Bowling club Site and that there are no other sites of open space nearby that could be built upon or used to compensate either."

And my colleague Cllr Sally Gimson said this:¹⁰

"either there is no loss, at which point there should be no mitigation, or else there is a loss at which point you have every justification turning down the application."

Although the officer's recommended this payment was accepted, it was up to the planning committee to decide, and we were addressing this issue with our statements.

The conclusion of the committee backed up our views after consideration was given to the suggestion that the payment could instead be used to enhance facilities at the Talacre Sports Ground on Dalby Street (2.4 km away on foot or by road) or at the nearby Highgate Newtown Community Centre.

The Councillors on the committee have extensive local knowledge, and some represent wards adjoining Highgate, including the ward in which the Talacre Sports Ground is located. As such, those members were very well placed to conclude - as they did by rejecting the scheme and giving reason 1 - that the loss of amenity caused by this proposal on the Mansfield Bowling Club site was not mitigated by a payment to be spent on either new facilities at Talacre, which is too far away to be of local amenity, or at Highgate Newtown where the space and capacity for improvement was very limited.

My view remains that the proposal could not be mitigated in the local area by any payment, due to the lack of alternative sites nearby, and that this is precisely why the residents value this site, its open space, and its potential for enhancement so highly.

E) This is not an 'enabling development' or 'ancillary' to the primary leisure use on the site

As with the previous application, Camden was correct to conclude that the plans were overdevelopment compared to what might be needed to rejuvenate the sports club.

⁹ Written representation Appendix 7, transcript, page 11
<http://camdocs.camden.gov.uk/webdrawer/webdrawer.dll/webdrawer/rec/5773120/view/>

¹⁰ ibid page 13

The conclusions of the committee were based on both Camden's Planning Policies and the conclusions of the officers' report, which sets out conditions for development which are not met by the proposal:¹¹

*Section 6.2 of the report states the space should not be developed:
"unless it is for limited development ancillary to a use taking place on the land"*

The current proposals can in no way be described as limited, as much of the land will be taken for development which is not 'ancillary' to support the sporting use.

*The definition of 'ancillary' is: 'Providing necessary support to the primary activities or operation of an organisation, system, etc.'*¹²

The current clubhouse building is ancillary and clearly contributes directly to the current sporting use of the open space. Similarly the current car parking area is clearly there to support the sporting and leisure use of the site, whereas most of the new parking space will be for the residents of the new buildings and cannot count as ancillary to the sporting use either.

A workable definition of a plan that was simply 'enabling' would be one in which all profits made from the housing element of the site would be needed to support the development of a viable sporting use.

And, importantly, 'viable' could mean either that future profits from operating a sporting venue could be derived at a commercial level or that sufficient public or charitable funds could be found to support running the site for public benefit. There is much evidence that groups and companies proposing viable uses of either type have expressed an interest in the site.

This development is clearly one in which a large profit is intended to be derived from housing sales, and very little of that will be used to create or support the development of viable sporting uses. In contrast to the definitions above, it is in no way ancillary or enabling development.

All this shows that there was clear justification within the officer's report and the evidence heard at the meeting for a decision not to approve this proposal, to conclude that the potential mitigation provided by a compensatory payment was not viable, and to maintain the protection offered by Camden's planning policies and the site's Asset of Community Value status.

I urge you to consider these issues and reject this appeal.

Councillor Sian Berry
August 2016
sian.berry@camden.gov.uk

¹¹ Officers report to committee, page 22

<http://camdocs.camden.gov.uk/webdrawer/webdrawer.dll/webdrawer/rec/5767292/view/>

¹² Oxford English Dictionary