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3 Regency Lawn, Croftdown Road, London, NW5 1HF



Mr James Bunten
Planning Inspectorate
Room 3D, Temple Quay House
Bristol BS1 6PN

14 August 2016

Dear Mr Bunten,

Ref:- APP/X5210/W/3153454
Mansfield Bowling Club (MBC), Croftdown Road, Camden, London NW5 1EP

I am against the appeal proposals for the following reasons:-

1. I live at 3 Regency Lawn, NW5 1HF, which backs on to the site of the proposed development. I object to the planned residential development which is too dense and has insufficient road access. The development is out of context for the area, and would reduce the value of my property.
2. There is a magnificent willow tree on the open space behind my garden, which should be preserved. The tree is so close to the corner of the existing clubhouse and the planned residential development, that it would not be preserved if the development were to go ahead.
3. The developers have failed to demonstrate that there is no longer a demand for leisure facilities in the locality to justify a change of use of the club house site from leisure to residential. The £600,000 offer for leisure facilities would not have been suggested or made, were there not an awareness of the loss of potential leisure facilities on site if the development goes ahead.
4. The residential development is planned on a site which, could and should, be used for indoor sports and leisure facilities. It is noteworthy that Generator previously commissioned a Report from the 'Sport Leisure and Culture Consultancy'. The Report is dated November 2012 and pages 63-69 are a detailed analysis of the demand for and the provision of indoor health and fitness facilities around MBC. The Report concluded there is high local demand for indoor health and fitness facilities and 'market demand for a gym of up to 70 stations' at MBC. Nothing has changed since 2012 to lessen local demand; and it is difficult, therefore, to understand how the appellants can validly claim there is no longer a demand for leisure facilities on the site.

I thank you for giving my comments careful consideration, and shall be glad to receive a copy of the appeal decision letter in due course.

Yours sincerely,



Bernard Alexander