

From: [Walsh, Jennifer](#)
To: ["Carole Montana"; TeampNI](#)
Subject: RE: Mansfield Bowling Club -APP/X5210/W/16/3153454
Date: 25 August 2016 12:09:54

Dear Carole,

Thank you for your comments on this appeal. I am forwarding your email to the Planning Inspectorate as all comments on this appeal must be sent directly to the Planning Inspector rather than the Council at this stage.

Kind regards,

Jennifer

Jennifer Walsh
Principal Planner

Telephone: 0207 974 3500



From: Carole Montana [mailto: [REDACTED]]
Sent: 23 August 2016 13:27
To: 'Carole'
Subject: Mansfield Bowling Club

Reference Number: APP/X5210/W/16/3153454

Site address: Mansfield Bowling Club, Croftdown Road, Camden, London NW5 1EP

I write to object to the appeal against refusal of residential planning permission for the Mansfield Bowling Club site.

I am against the appeal proposals for the following reasons: The applicant has failed to demonstrate that the existing leisure facility is no longer required or that there is no demand for an alternative leisure use on the site which would be suitable.

I am the principal of a successful and 'Outstanding' OFSTED-rated early years education provider. At present the school is located in a council-owned hall that is also used for a variety of purposes (social events, exercise classes etc). However, we are having to seek alternative accommodation. The bowling club site would be a potential alternative site for the school as it is located where many of our families live, has excellent public transport links, lots of outside space, enough for both a secure garden and allotment for the children.

Demand for nursery places is increasing and will outstrip supply with the extension of free early education to cover 30 hours per week in 2017. A report by the Family and Childcare Trust published earlier this year (Childcare in London: Family and Childcare Trust Evidence to the London Assembly's Economic Committee, January 2016 – see [link here](#)) found that there are insufficient places in London. A particular issue in London is physical shortage of space has prevented new nurseries from being set up, or existing provision from expanding. The report predicts,

The 30 hour extension will come at the same time as increased help with childcare costs through Universal Credit and the new Tax Free Childcare scheme. Given this, it is highly likely that some London parents, particularly mothers, will return to work or increase their hours, leading to extra demand for childcare places. It is uncertain if this extra demand can be met in the short-term in London.

The report also describes the difficulty nurseries such as my own will have in providing these extra places on the budget proposed. If we had use of a building like the MBC we could cross-subsidise the school with income from other sources. For example, part of the building could be made into a general sports hall. I know there is demand for sports hall from organisations like the Camden Fencing Club (and others—fencing is big around here) and the children’s indoor football school that has lost use of the hall at Highgate Community Centre 250m up the road (Camden Council is going to develop the site). Various reports by Camden on the borough’s sport and leisure facilities state if is short of public indoor leisure facilities, e.g. Camden Open Space, Sport and Recreation Study (June 2014) see [here](#).

We could also partner with another educational organisation. It has been brought to my attention that a private special needs school—wielding a significant amount of capital—is urgently seeking a site in north London.

Allowing the MBC site to be used for residential development would contradict various Camden policies, e.g. Camden Council’s core strategy is to support the retention and enhancement of existing community, leisure and cultural facilities.

The building needs renovating, but it has foundations and a basic structure, and the open space of the site needs to be landscaped, then maintained. If we had use of the site we would undertake to help maintain the outside space (we are aware that Camden cannot do so, even if it is open to the public).

Carole Montana

Principal

Monty’s Montessori School
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