

NICHOLAS NORDEN
17-19 DARTMOUTH PARK AVENUE
LONDON NW5 1JL



Development Management
London Borough of Camden
Town Hall
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26th August 2016

Dear Sirs,

RE: Objection to 2015/1444P Mansfield Bowling Club

I object to the proposed development.
I live at the above address.

It would seem to me that the creation of new housing for the sole purpose of providing funding for a speculative developer is disproportionate to the loss of private open space and open air leisure activity space for the community.

The scheme also demands the removal of Tree 5 that affords screening and sound reduction from activity on the tennis courts. The boundary to this NE corner of the site seems to also vary from the existing site plan copy enclosed which is inaccurate and the proposed boundary treatments and soft landscaping drawings.

In support of the refusal of the appeal I ask that a re-appraisal of the development policies and UDP be carried out by the inspector in particular .DP15(15.9),DP18(18.1)DP25(a,b,&e)DP31(31.6,31.8,&31.10) UDP Natural Environment (Section 4) S8,S15 1.43 Light pollution
(It should also be notes that the proposed development is in contravention of the rights of light for the houses on Dartmouth Park Avenue as it reduces their view of the sky from the lower two floors of these houses. A 30' height barrier wall is effectively erected as the gable end to the houses along the Eastern boundary of the site.)
2.59,4.3,4.4 and in Particular 4.7
N2 A Development on Public and private open space

4.11 "is no less important than other uses and once built on is lost to the community forever"

8.29

C2 (2.60,2.61)

H8 Mix of Units

B7- Conservation Areas- A Character and appearance (3.84)

4.2 Open Space (a and b)

8.39 Protecting Open space

C4 A Protecting Leisure facilities(Loss of Tennis Club and outdoor bowling green)(a-c)

B Protecting Outdoor Recreational spaces (a-d)

It is noted In Conservation Areas Dartmouth Park is number 28

It is noted Mansfields Club Grounds is listed in the schedule of open spaces number 225.

For ease of reference I enclose the relevant sections of the UDP and CDP.

Yours

North East Corner

Nicholas Norden

