

Iceni Projects Ltd.  
Flitcroft House 114-116 Charing Cross  
Road London WC2H 0JR

Application Ref: **2017/1118/P**  
Please ask for: **Jennifer Walsh**  
Telephone: 020 7974 **3500**

18 July 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Refused**

Address:

**Mansfield Bowling Club**  
**Croftdown Road**  
**London NW5 1EP**

Proposal:

Variation of condition 2 (Approved plans) of planning permission 2015/1444/P granted at appeal on 27/01/2017 for 'Creation of a new publicly accessible open space; enhanced tennis facilities including the reconfiguration and extension of the courts to provide an additional court and increased playing area to accord with LTA requirements; the provision of a new ancillary pavilion (Class D2) to replace existing ancillary buildings and structures providing community and leisure space; a new community garden; and the demolition and replacement of the existing bowling club building with a new part three storey, part 2 storey building providing 21 residential dwellings (Class C3) with associated access, parking and landscaping' namely to increase the car parking provision on the site from 6 spaces as approved at appeal, to 20 car parking spaces.

Drawing Nos: Site Location Plan; AA4437/2130 Rev B; AA4437/2130 Rev F; Transport Note J672-01 Ardent dated February 2017;

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):



## Reason(s) for Refusal

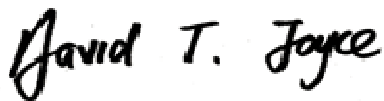
- 1 The proposed development would be result in increase in onsite parking provision which would have a detrimental environmental impact and apply additional pressure on the boroughs transport network contrary to policy T2 (Parking and Car free development) of London Borough of Camden Local Plan 2017.
- 2 The proposed extension to the residential car parking provision on site would not be associated with the use of the land as open space and would result in an unacceptable reduction in quality and quantity of open space provision on the wider site contrary to policy A2 (Open Space) of London Borough of Camden Local Plan 2017.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning