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Ms. Jennifer Walsh
London Borough of Camden
Second Floor
5 Pancras Square
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Judd Street
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10th November 2017

11/411
BY EMAIL

Dear Ms. Walsh,

**APPROVAL OF DETAILS SUBMISSION PERSUANT TO CONDITIONS 8, 14, 15A & 15B OF LPA
REF: 2015/1444/P AND APPEAL REF: APP/X5210/W/16/3153454– REDEVELOPMENT OF
FORMER MANSFIELD BOWLING CLUB, CAMDEN**

Please find enclosed a submission to approve the details of condition 8; 14; 15a & 15b of planning permission (APP/X5210/W/16/3153454 LPA Ref: 2015/1444/P). The application comprises the following information:

- Application Form;
- Site Location Plan;
- Details for Condition 8, including;
 - J672-02B SuDS Maintenance Schedule, prepared by Ardent Consulting Engineers
- Details for Conditions 14, 15a & 15b including;
 - 4370 – Mitigation Strategy, prepared by Aspect Ecology

a. Background and Proposal

The site comprises a vacant indoor bowling facility which consisted of a six-rink indoor bowling green, part 2 / part 3 storey clubhouse with associated changing rooms, function room (class D2) and two ancillary residential flats. The remainder of the site is made up of associated areas of car parking, servicing and hardstanding for the previous bowling club use, areas of open space, a disused outdoor bowling green, two tennis courts and associated clubhouse, and a smaller area of caretaker's garden.

A planning application was submitted in March 2015 for the redevelopment of the site to provide the *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.

The application was refused by the Council in January 2016. An appeal was heard by way of an Informal Hearing in October 2016, and the appeal was subsequently allowed by the Planning Inspectorate in January 2017, subject to a number of conditions which this application seeks to satisfy a proportion of the pre-commencement conditions.

The accompanying documents provide detailed information pursuant to the wording of the conditions as outlined below.

Condition	Title	Detailed wording
8	Drainage	No development shall take place until details of a sustainable urban drainage system and scheme of maintenance shall be submitted to and approved in writing by the local planning authority. Such system shall be based on a 1:100 year event with 30% provision for climate change demonstrating 50% attenuation of all runoff, demonstrating greenfield levels of runoff. The system shall be implemented as part of the development and thereafter retained and maintained.
14	Protected Species Licence	The applicant must apply for a European Protected Species Licence from Natural England due to likely evidence of the bat roost. Evidence that the Licence has been granted shall be submitted to and approved in writing by the local planning authority prior to the commencement of the relevant part of the works.
15a	Vegetation Clearance	No development shall take place until a method statement for a precautionary working approach to demolition and construction has been submitted to and approved in writing by the local planning authority. This shall include: a) detailed proposals for vegetation clearance demonstrating that all removal of trees, hedgerows, shrubs, scrub or tall herbaceous vegetation shall be undertaken between September and February inclusive. If this is not possible then a suitably qualified ecologist shall check the areas concerned immediately prior to the clearance works to ensure that no nesting or nestbuilding birds are present. If any nesting birds are present then the vegetation shall not be removed until the fledglings have left the nest.
15b	Vegetation clearance	b) Precautionary approaches to mitigate the impact on bats and badgers and hedgehogs, including impact of lighting during works. All site operatives must be made aware of the possible presence of protected species during works. If any protected species or signs of protected species are found, works should stop immediately and an ecologist should be contacted. The applicant may need to apply for a protected species licence from Natural England, evidence of which should be submitted to the local planning authority.

Also enclosed is a cheque for £97 to cover the application fee for this condition. Electronic copies of all the documents have been submitted on the Planning Portal.

We trust that the enclosed is in order and look forward to receiving acknowledgement that the application has been formally validated. In the meantime, should you have any queries please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read "C Hutchison". The signature is written in a cursive style with a large initial "C".

Charlotte Hutchison
SENIOR PLANNER

Enc. As listed above.