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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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21st November 2017

11/411
BY EMAIL

Dear Ms. Walsh,

**APPROVAL OF DETAILS SUBMISSION PERSUANT TO CONDITION 6 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 6 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 6, including;
 - 2409-(01)01-P2_Proposed External Works Plan
 - 2409-(90)01 - Typical Details 1
 - 2409-(90)02 - Typical Details 2
 - 2409-(90)03 - Typical Details 3
 - 2409-(90)04 - Typical Details 4
 - RFM-17-476-DR-L-0001 General Arrangement- P01
 - RFM-17-476-DR-L-0005 Planting Strategy- P01
 - RFM-17-476-DR-L-0006 Planting Schedules- P01
 - RFM-17-476-DR-L-0010 Tree Removal & Protection- P01
 - RFM-17-476-DR-L-0015 Typical Details 1-5- P01
 - RFM-17-476-DR-L-0016 Typical Details 6 Tree (Hard)- P01
 - RFM-17-476-DR-L-0017 Typical Details 7 Tree (Soft)- P01
 - RFM-17-476-DR-L-0020 Precedent Images- P01

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
6	Landscaping	No development shall take place until full details of hard and soft landscaping including details of replacement trees and details and location of railings have been submitted to and approved in writing by the local planning authority. Details shall include samples of all ground surface materials and finishes. The details shall also include proposals for the enhancement of biodiversity, with particular reference to bats. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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,



Charlotte Hutchison
SENIOR PLANNER

Enc. As listed above.