

Application ref: 2017/6327/P
Contact: John Diver
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Date: 23 February 2018

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

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Mansfield Bowling Club
Croftdown Road
London
NW5 1EP

Proposal: Details of SuDS Maintenance schedule and Mitigation Strategy; Protected Species licences; and Method statement and precautionary approaches for vegetation clearance as required by conditions 8, 14, 15a & 15b of planning permission 2015/1444/P allowed on appeal ref APP/X5210/W/16/3153454 dated 27/01/2017 for demolition and replacement of bowling club building with part 3 and part 2 storey building 21 residential dwellings and reconfigurations of the tennis facilities and pavilion.

Drawing Nos: Covering letter produced by Iceni Projects dated 10/11/18; AA4437/2100 Rev B; SuDS Maintenance Schedule, prepared by Ardent Consulting Engineers (ref. J672-02B); Surface Water Drainage Strategy (ref. J672-400 Rev. B); Ecological Mitigation Strategy Report produced by Aspect Ecology (ref. 4370-MitigationStrategy.vf SR AH) dated 10/11/17; Email confirmation of SuDS calculations received 09/01/18; Email confirmation of Ecology methodology received 09/02/18; Email confirmation of porous macadam surface performance received 15/02/18.

The Council has considered your application and decided to grant approval of details.

Informative(s):

1 Reason for approving details reserved by condition -

The full impact and extent of the proposed development has been previously assessed and was granted permission by the Planning Inspectorate when application 2015/1444/P was allowed at appeal (ref. APP/X5210/W/16/3153454) on the 27/01/2017. The relevant test for this application is therefore purely an assessment of the details reserved by condition in relation to: sustainable urban drainage system and scheme of maintenance (c.8); bat licence requirements (c.14); and precautionary approaches for vegetation clearance (c.15).

In relation to condition 8 (SuDS), full details of a SuDS system and maintenance schedule have been submitted for the development site. The submitted demonstrates that the proposed SuDS system would attain greenfield water run-off rates based upon the appropriate provisions via a raft of measures including significant levels of permeable surfacing, green roofs and rain gardens. Full details of the maintenance of these elements have also been provided. Following the submission of additional confirmations in relation to drainage calculations, the Council's Sustainability (SuDS) officers have confirmed that the submitted details are acceptable and in accordance with the condition requirements. The details and confirmations are considered to demonstrate that the system proposed would ensure that the development would not result in an increased rate of surface water run-off and that the impacts upon storm-water drainage system remains in accordance with policy requirements. It is therefore considered that this condition may be discharged.

In relation to conditions 14 (Protected Species licences) and 15 (Ecology methodology for site clearance), an Ecological Mitigation Strategy produced by Aspect Ecology Ltd has been submitted. This report provides a full assessment as to the need for a European Protected Species (EPS) license (including full details of further site investigations building on surveys taken in 2014 and 2015) as well as a detailed Methods Statement for a precautionary workings approach to demolition and construction. The submitted reporting demonstrates that the site is not host to bat roosts and that there is no requirement for EPS licences in this instance. These details were reviewed by the London Wildlife Trust as well as the Council's Nature Conservation officers. While officers confirmed the findings of the report, further confirmation was sought and received in relation to contingency working measures during construction (i.e. badger survey recommendations) as well as the timings for vegetation clearance in accordance with the requirements of the Wildlife and Countryside Act 1981 (as amended). Following the receipt of further confirmation in this regard, the submitted reporting is considered to adequately demonstrate that the scheme of works proposed would include adequate measures to ensure that local Ecology would not be unduly disturbed by the commencement of works and that there would be no requirement for a EPS licence in this instance. On this basis officers confirm that the details and confirmations received are adequate to discharge conditions 14 and 15.

2 The submitted details would not result in any harm to the residential amenities of any neighbouring resident. The site's planning and appeal history has been taken into account when forming this decision. One comment was received in relation to the submitted details and was duly considered when forming this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the special character of the Conservation Area, under section 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies. The proposed details are also in general accordance with the requirements of policies A1, A2, A3, CC1, CC2, and CC3 of the Camden Local Plan 2017 as well as the London Plan (2015) and the NPPF (2012).

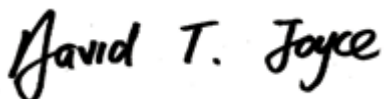
- 3 You are reminded that conditions: 3 (facing materials), 4 (window and door details), 6 (landscaping), 9 (refuse), 10 (cycle stores), 12 (parking), 13 (bat mitigation strategy), 16 (lighting strategy), 17 (bird and bat and hedgehog boxes), and 18 (green roof); of planning permission 2015/1444/P allowed on appeal ref APP/X5210/W/16/3153454 dated 27/01/2017 remain outstanding and require details to be submitted and approved.

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