

Application ref: 2017/6499/P  
Contact: John Diver  
Tel: 020 7974 6368  
Date: 6 March 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Iceni Projects Ltd.  
Flitcroft House  
114-116 Charing Cross Road  
London 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 hard and soft landscaping including tree replacement and railing details as required by condition 6 of planning permission ref 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 for 21 residential dwellings and reconfigurations of the tennis facilities and pavilion).

Drawing Nos: Covering letter produced by Iceni dated 21/11/2017, 2409-(01)01 Rev P2 (Proposed External Works Plan), 2409-(90)01 Rev P1 (Typical Boundary Treatment 1), 2409-(90)02 Rev P1 (Typical Boundary Treatment 2), 2409-(90)03 Rev P1 (Typical Boundary Treatment 3), 2409-(90)04 Rev P1 (Typical Boundary Treatment 4), RFM-17-476-DR-L-0001 Rev 01 (Landscaping general arrangement), RFM-17-476-DR-L-0005 Rev 01 (Planting Strategy), RFM-17-476-DR-L-0006 Rev 01 (Planting Schedules), RFM-17-476-DR-L-0010 Rev 01 (Tree Removal & Protection), RFM-17-476-DR-L-0015 Rev 01 (Typical Paving details 1-5), RFM-17-476-DR-L-0016 Rev P01 (Typical details 6 Tree Hard), RFM-17-476-DR-L-0017 Rev P01 (Typical details 7 Tree Soft), RFM-17-476-DR-L-0020 Rev P01 (Precedent Images), RF16-476-X-01 (Soft Landscape Maintenance Schedules), Sample Panel of facing materials (received Jan 2018); Porous Macadam Tennis Court specification (LTA 2012); Ultisport Tennis surface.

The Council has considered your application and decided to grant permission

Informative(s):

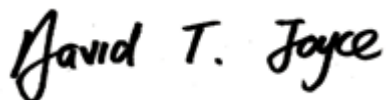
- 1 Please note that in accordance with condition 7, any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible.
- 2 You are reminded that conditions 3 (facing materials), 4 (window and door details), 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 ref 2015/1444/P allowed on appeal dated 27/01/2017 remain outstanding and require details to be submitted and approved.
- 3 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning) or the Camden Contact Centre on Tel: 020 7974 4444 or email [env.devcon@camden.gov.uk](mailto:env.devcon@camden.gov.uk).

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



David Joyce  
Director of Regeneration and Planning