

[Redacted]

Subject: Application 2022/5320/P - Mansfield Bowling club site Further objection

[Redacted]

It has come to my attention that the mayor is calling in proposed developments of any size. Apparently, in light of what happened to Grenfell Tower, buildings with one stairwell are now required to have two. As a consequence, Islington Council has just withdrawn a proposal for three housing blocks on **Vorley Road** at Archway. The proposed care home will be occupied by a large number of elderly, frail people who will take much longer to evacuate than the same number of younger, physically fit people.

The GLA is also requiring better access for fire services. The residential roads serving the Mansfield site may be just about suitable for one bin lorry at a time, but two or more fire engines may be a problem, especially when combined with the coaches and minibuses required to take the residents away.

Yours,

[Redacted]

Amy Silverston

*37 Laurier Road
London NW5 1SH*

[Redacted]

[Redacted]

Subject: Application 2022/5320/P – Mansfield Bowling club site

Please may I add to my previous objection to this planning application.

If it proves impossible to refuse this planning application, please add information about reducing the amount of lighting required at night. A care home in Essex has reduced the number of falls occurring at night when inmates go to the toilet on their own

See here: <https://www.carehome.co.uk/news/article.cfm/id/1587505/care-home-residents-with-dementia-shown-the-way-with-illuminous-footprints-and-loos>

I am sure that the relatives of people paying £3000 a week would rather they did not fall and break their bones.



Subject: Application 2022/5320/P – Mansfield Bowling club site

I write with a further objection to this planning application.

Many people don't object in principle to a care home on the site, merely to the size of what is proposed. I would like to clarify my objection in light of information other people have given, that care homes have their lights on the whole time. This will be unbearable to people living in the houses surrounding the site unless Harrison Varma plants dense plant screening around the perimeter of the site. So far, the only nod in this direction is to sell the residents of Regency lawn a strip of land in front of their houses so that they can plant screening trees. He is a manipulative property developer.

Whatever the size of care home, there will be constant traffic in the form of delivery vehicles, waste disposal vehicles, ambulances and other medical vehicles. As many others have stated, these residential roads could not cope with this.

There is a definite need for housing suited to older people. I would support a low-rise (two storeys) development of sheltered accommodation or retirement homes. These would not need parking spaces and the most regular visitors would be carers who, in my experience (I am disabled and reliant upon visiting carers provided by Camden Council) come on foot having travelled here by bus.

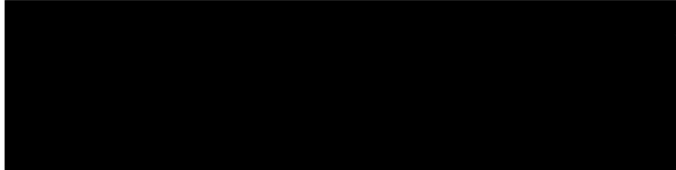
However, I don't think Mr Varma wants to build a care home at all. He is playing a game. He has proposed something he knows will attract almost nothing but objections from local residents, in order then to put forward what he really wants to build – a large collection of houses, as shown to local residents in his online consultation exercise. Nobody really liked the plan he put forward as the entire site is covered with buildings and the green space is divided into tiny patches around the site so as to be meaningless.

However, by going about it in this way, people will fall upon the alternative proposal with relief because it is not a massive care home block.

As I recall, this alternative plan did not include the required number of affordable homes or comply with any of the required building regulations to do with sustainability, energy use etc.

The houses also went right up against the gardens of York Rise. A previous planning application by the Mansfield Bowling Club about 10 years ago for a line of houses behind York rise was rejected at least partly on the grounds of likely difficulty with groundwater. Mr Varma's likely proposal will face similar difficulties and objections from the residents of York rise. The difference between this and the original Mansfield proposal is he will be wanting to build many more houses.

Therefore, I would now like to object to Mr Varma's next planning application and suggest he proposes a sheltered or retirement housing scheme.



Subject:

OBJECTION: PLANNING APPLICATION FORMER MANSFIELD BOWLING CLUB,
CROFTDOWN ROAD, LONDON, NW5 1EP



Mr P Marfleet
Development Management
The London Borough of Camden
5 Pancras Square
London
N1C 4AG

BY EMAIL

February 28th, 2023

Dear Mr Marfleet

We would like to register our objection to the application for redevelopment of the former Mansfield Bowling Club on Croftdown Road, London, NW5 1EP as a neighbour to this site living at 36 Laurier Road, London NW5 1SJ.

We should say at the outset that we have no objection to development of this site in principle and did not object to the previous application for the bowling club site since we recognise London desperately needs more housing. Although the previous scheme was for high-end housing, we accepted this might have made marginal difference to the overall housing market in London and, once the previous plan was reduced to the former bowling club footprint, had no objection.

London does not, however, need another big care home for wealthy people. As a journalist Ian has covered extensively the rapacious property firms exploiting the care sector, making substantial profits while paying care workers peanuts and devastating overall care provision across the country. The sector is now skewed towards wealthy areas of the country, leaving holes in provision elsewhere in poorer parts of the country. This attempt by property firms to exploit an ageing society and residential planning restrictions has led to a corrosive shift towards larger 'care homes' relying on self-funders paying higher fees than those supported by the state. The only increase in quantity of care homes in the UK has come in recent years from those with more than 45 beds since they are most lucrative. This delivers economies of scale for the operators. They are, however, far from community-style homes that we would argue society needs. Instead they are more institutionalised, deliver less personalised care and, when Covid struck, spread the virus faster. There are plenty of studies to underline such concerns. This proposal is, we note, for 78 beds.

We are also the parents of a daughter with profound and multiple learning disabilities, so our family relies on social care and community nursing to survive. As you will know, there are severe shortages of carers across the country but most especially in areas such as our own in London. This is already a major struggle for

our family. This issue can only be intensified by building such a huge, factory-style 'care' home. We fear this development will significantly add to our stresses, threatening our ability to care for our daughter at home.

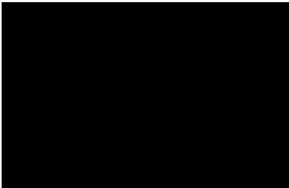
There are many more concerns with this plan. It seems to mark a significant overdevelopment of the site in terms of height, scale, density and footprint - all of which will have very negative impact on our own home and quality of life, not least in our attempts to ensure a pleasant environment for a young woman with profound needs under long-term palliative care who enjoys the serenity of her garden. Additionally, Ian works from home overlooking the site as a writer, a profession that needs a peaceful environment, so this substantial home with all the inevitable comings and goings would undermine his ability to work.

Once again, we want to stress that we would have no objections to a sensible scheme for residential homes on the scale of the previous proposed development. Even better would be to provide homes for key workers or young people in the borough, which would be much better use of such a fine site. Instead this scheme is, in our opinion, ethically wrong given the problems confronting the care sector. We are very surprised it is being considered with any degree of seriousness by a council with a reputation for being progressive, especially given the critical situation facing those in need of care staff in the borough.

We very much hope that you reject this flawed, ethically questionable and disruptive proposal.

Best wishes,

Ian Birrell and Linnet Macintyre
36 Laurier Road, London NW5 1SJ



2 March 2023

Michael Johnson
43 Laurier Rd
London NW5 1SH

Mr P Marfleet
Development Management
The London Borough of Camden
5 Pancras Square
London, N1C 4AG

Your Ref: 2022/5320/P

Dear Mr Marfleet

*Objection - planning application
Former Mansfield Bowling Club, Crofton Road, London, NW5 1EP*

I write to object to the above planning application in respect of a 78 bed care home.

Yes, this site needs to be developed, but not in a manner that is so at odds with the Development Plan for the application site, which incorporates the Dartmouth Park Neighbourhood Plan (formally adopted by Camden Council in 2020).

The proposed care home is totally out of keeping with the wholly residential nature of Dartmouth Park, and is an obvious case of over-development. The former bowling club building's Gross Internal Area (GIA) was approximately 2,500 m² whereas the current scheme proposes a total of nearly 5,700 m². This will be primarily facilitated by additional height; the building will dwarf its surroundings, as well as detrimentally impacting the quality of the open space that will be immediately adjacent to it. In addition, there will inevitably be an adverse (post-construction) amenity impact on local road infrastructure (particularly parking).

The application site is well suited to what Camden really needs: residential homes, especially for the many teachers, nurses and other medical staff who use public transport to get to their places of work within the local community.¹ It is time that community interests trumped raw commercial interests.

Yours sincerely


Michael Johnson

¹ I hesitate to use the word "affordable" after the Affordable Housing Commission (2020) concluded that "many" of the National Planning Policy Framework's "affordable housing" products "are clearly unaffordable to those on mid to lower incomes."