



Subject:

Planning Application - 2022/5320/P, Former Mansfield Bowling Club Croftdown Road London NW5 1EP

Hello,

Planning Application - 2022/5320/P, Former Mansfield Bowling Club Croftdown Road London NW5 1EP

I am writing to express concerns regarding the planning application 2022/5320/P at the Former Mansfield Bowling Club. Residents in neighbouring streets have concerns about the impact of traffic movement for deliveries to and from the site and I share these concerns and would like to seek clarification and reassurance around the management of the site in relation to: staff and visitor traffic; deliveries of supplies; ambulance movement; waste collection and parking provision. I urge planning officers to secure commitments to mitigations of the impact of these on the local community.

Further, many residents, whilst acknowledging the need to develop the site and supporting the building of a care home there, have expressed concerns at the scale. Given that the previous planning application submitted for the site was for fewer storeys, these concerns are justified, and the developer must explain why the scale of the site has been increased since the previous planning application.

I welcome the plans to include three tennis courts on the site but greater clarity is needed as to how this will be managed and to ensure that community access to these courts is guaranteed. I welcome the provision of green space and the commitment to a green space that is open to the public. There must, however, be assurances secured through the planning process around ongoing and future maintenance of the park as I understand the park will not be the property or responsibility of Camden and may therefore be at risk of future neglect. The park area must be maintained and retained by the site owners for public use.

Best,

Councillor Camron Aref-Adib
Labour councillor for Highgate Ward