

Owner/Occupier
40 York Rise
London
NW5 1SBApplication Ref: **2012/6593/P**
Associated Ref:
Please ask for: **Jonathan Markwell**
Telephone: 020 7974 **2453**

01 February 2013

Dear Sir/Madam

PLANNING APPLICATION CONSULTATION

I am writing to let you inform you that a planning application has been received for work to the property or site listed below. The proposal may affect you or your neighbourhood. I would like to invite you to comment on the application so that your views can be taken into consideration before the application is decided.

Address:

**Mansfield Bowling Club
Croftdown Road
London
NW5 1EP**

The Proposed Work:

Refurbishment and reconfiguration of existing clubhouse building to provide a new leisure and fitness facility and indoor bowling club (Class D2); enabling development of 8x4 bedroom basement and three-storey self-contained residential units (Class C3) and associated works including new access from Croftdown Road; landscaping works to provide areas of publicly accessible open space and associated alterations following loss of an outdoor bowling green and 2 outdoor clay tennis courts.

Included with this letter is advice about commenting on applications and how to find out more information about the application.

We must receive your written comments within **21 days** of the date of this letter. You can comment for or against an application or simply raise an issue without saying whether you support the application or not. We will try to take into account any comments received after the 21 days if a decision on the application has not been made.

If you wish to be notified of the date of the Development Management Committee and of the Council's decision, you must provide us with your postal address.



February 1, 2013

The Council welcomes comments from tenants and owners. If you are not the owner of the property you occupy, can you please also inform the owner about this letter.

I look forward to hearing your views on this proposal.

In addition, do you know you can receive email alerts for planning and licensing applications as they happen in your local area? If you would like to receive these please register by going through the following steps.

- 1) Visit www.camden.gov.uk/planning
- 2) Scroll down the page and click on the link 'sign up for email alerts'
- 3) This page will provide you with the option to register your email address to receive email alerts for planning and licensing applications in your local area

Yours faithfully
Jonathan Markwell

Advice to neighbours when commenting on applications for planning permission

Why are we consulting you?

Someone has made a planning application for a proposal that may affect your property and we want to give you the opportunity to comment.

How can you find out more information about the application?

You can find out more about the application by:

- Looking at the application and plans online at www.camden.gov.uk/planning
- Telephoning the Planning Officer listed on the Adjoining Occupier letter

How can you make your views known?

You can make your views in writing either by:

- Adding your comments online at www.camden.gov.uk/planningonline
- Emailing planning@camden.gov.uk quoting the application reference number in the subject box.
- Using the comments form accompanying this letter.
- Write in with a letter.

All correspondence should be marked as an Application Comment and sent to:
London Borough of Camden, Development Management, London, WC1H 8ND.

About your comments

You can comment for or against an application or simply raise a related issue.

For the Planning Officer to take comments into account when considering the application then the comments must be directly related to the actual application. These are known as 'material considerations'.

The type of comments the Planning Officer can consider may include issues such as:

- Design and layout
- External appearance and materials
- Access for disabled people
- Loss of daylight, sunlight and privacy of neighbours
- Noise nuisance
- Traffic and parking issues
- Loss of, or an increase in, a particular type of use of land

What will happen to your comment?

When considering the application the Planning Officer will take your comments into account, together with council policies and government advice. This will be done before making a recommendation on whether to approve or refuse the application. By law your comments will become public documents and be available to interested parties. If the application is to be decided by committee your comments will be available at the time the Planning Officer's report is produced. Where the decision is delegated to officer, your comments will be available after the decision is made.

Who makes decisions on planning applications?

The Planning Officer will make a recommendation on an application, but responsibility for the final decision lies with the Council. There are two ways in which this can be done:

- Delegated Powers
- Development Control Committee

Most applications are decided by officers under delegated powers by the Council to the Director of Culture and Environment. Most refusals of permission are smaller-scale proposals where no relevant planning objections have been received and are currently dealt with under delegated powers.

The Development Control Committee decides on other applications, such as those which may have a substantial impact on the community. The committee is made up of Councillors and the meeting is held in public. Details of the committee process are in the leaflet "Planning Applications, Putting your views to the Development Control Committee" it is available to download as a free publication on the Publications and leaflets section of our planning website www.camden.gov.uk/planning.

What happens next?

If you comment on a proposal we will send you an acknowledgment. Due to the large number of comments we receive it is not possible to enter into individual written correspondence on the matters raised. If the application is to be decided by the Development Control Committee we will write to you before the meeting to give you the date, time and location of how you can make your views known to the committee. Comments that are submitted will be available to interested parties should they wish to look at them.

If you comment on the proposal we will write to you when a final decision has been made. You will also be able to view the officer report and the decision letter on our website www.camden.gov.uk/planning.

Where can I get extra help?

If you want to make a comment about an issue and are not sure if it is a material consideration you can contact our planning advice and information team on 020 7974 4444 or the independent organisation Planning Aid for London on 020 7401 8046 for advice.

Applicant's right to appeal

The person making the planning application can appeal against the Council's decision to an independent body called the Planning Inspectorate www.planning-inspectorate.gov.uk. If the applicant lodges an appeal, neighbours and other people can make their views known again. The Planning Inspectorate will look, not just at the Council's decision, but also at the comments made to check if they were properly considered and taken into account.

Under planning law neighbours or other people affected by a planning application have no right of appeal against a decision.