



**39 MITCHAM PARK – RETROSPECTIVE BUILDING EXTENSION**  
**Application Number - 16/P3199**  
**October 2016**

1. Mitcham Cricket Green Community & Heritage (MCGC&H) takes an active interest in the future of the Cricket Green Conservation Area and its Environs. We are the civic society for this part of Merton and part of the wider civic movement through membership of the national charity Civic Voice. We have been closely involved in the development of the Borough Character Studies, the Conservation Area Appraisal and Management Plan and numerous development proposals in the area. We have worked with the London Borough of Merton and our local councillors to produce the Cricket Green Charter which establishes our approach to development and change in the area and has been acknowledged in finalising the Conservation Area Appraisal and Management Plan for Cricket Green (<http://mitchamcricketgreen.files.wordpress.com/2013/04/cricket-green-charter.pdf>)

2. We do not usually get involved in householder issues but the extent of planning breaches at this property has been excessive and we sought enforcement action in August 2015. The details of the second planning application now submitted for conversion and extension of the property confirm that multiple planning breaches have occurred. It is admitted that the building is not a single residential unit.

3. As the development work was completed before the application was submitted, this should be treated as a retrospective planning application (subject to a higher fee). We ask for confirmation that this is the case.

4. This application should be refused on the grounds of the negative impact of the extension on the Conservation Area and conflict with development plan policies. It is notable that the applicant's Design and Access statement chooses not to include a photograph of the extension despite it already having been built. This refusal should be accompanied by immediate enforcement action. It is vital that Merton Council avoids setting a precedent by allowing poor quality development of this kind to occur without consent and in conflict with development plan policies and the requirements of the Conservation Area. This breach has dragged on for too long.

5. The quality and design of the houses and gardens in Mitcham Park make a positive contribution to Mitcham Cricket Green Conservation Area and this is confirmed in the Conservation Area Appraisal and Management Plan. Any development in the area must "*preserve or enhance*" the Conservation Area. The incongruous extension to the rear of the property, removal of important trees and other vegetation, paving over of the front garden and substantial alteration to the interior and windows of what was once a

**General enquiries: [info@mitchamcricketgreen.org.uk](mailto:info@mitchamcricketgreen.org.uk)**  
**Web site: [www.mitchamcricketgreen.org.uk](http://www.mitchamcricketgreen.org.uk)**  
**Twitter: @MitchamCrktGrn**

**Registered Office c/o MVSC, Vestry Hall, 336/338 London Road, Mitcham, Surrey, CR4 3UD**  
**Company registration no. 04659164 Charity registration no. 1106859**

ballet studio to create cramped and poor quality dwellings all have a negative impact. This will be exacerbated by installing a wider crossover.

6. As with the previous application refused permission in May 2016 the extension is in conflict with development plan policies CS14 and DM D2 and we ask that it is refused because of its negative impact on the Conservation Area and local amenity.