



**55 UPPER GREEN EAST – alterations to windows, door and staircase
Application number 18/P2797
August 2018**

1. Mitcham Cricket Green Community & Heritage 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 the Conservation Area Appraisal and Management Plan for Cricket Green (<http://mitchamcricketgreen.files.wordpress.com/2013/04/cricket-green-charter.pdf>). We have also contributed to production of the Merton Heritage Strategy as a member of the Merton Heritage Forum. We are members of The Canons Steering Group delivering a £5m Lottery funded project and also undertake practical projects, organise walks and run Mitcham Heritage Day and Community on the Green.
2. 55 Upper Green East is one of the last remaining weatherboarded cottages evocative of the area which remains in reasonable condition. It is prominently located in Mitcham Cricket Green Conservation Area at a key entrance point to Mitcham Town Centre and is Grade II listed. It makes a positive contribution to this important townscape at the transition from the open spaces of Three Kings Piece to the enclosed streets around Fair Green.
3. We have considered the proposals against the principles of the Cricket Green Charter and the development plan.
4. We are concerned that this is a significant amendment to a listed building for which no application for Listed Building Consent has yet been made available. We are disappointed that the application has been registered prematurely before details of the application for Listed Building Consent are available. We do not believe the application can be determined before the full period of public consultation on an application for Listed Building Consent has elapsed and we ask that all those commenting on the planning application are informed when it is submitted.
5. We are also concerned by the paucity of information provided with the planning application. This amounts to a basic application form and some simple plans and elevations for what is proposed. There is no information on the reasons for the change which means that the benefits of the development cannot be properly assessed to meet the requirements of National Planning Policy Framework (July 18) (NPPF) paragraphs

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195 or 196. There is also no information on the materials to be used despite the importance of securing a good match with the existing front elevation. The NPPF is clear about the need to provide information about heritage assets affected by development proposals:

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary."

NPPF para 189

6. No description of the significance of the Grade II listed building is provided and there is no evidence of having consulted the historic environment record.

7. The NPPF also requires a clear and convincing justification for harm to the significance of a designated heritage asset:

"Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification."

NPPF para 194

8. No justification is provided.

9. We object to the proposals for 55 Upper Green East on the following grounds:

- Significant harm to the Grade II listed building as a result of the loss of symmetry of the front elevation which makes an essential contribution to its significance
- Failure to preserve or enhance Mitcham Cricket Green Conservation Area as a result of the negative impact on the townscape in this prominent location at the transition point between Fair Green and Three Kings Piece

10. The development is in conflict with adopted planning policies (including CS2e, CS2i, CS14, DM R1, DM D1, DM D2, DM D3 and DM D4) as it will harm the Grade II listed building and fail to preserve or enhance the Conservation Area.