



**CONVERSION OF LISTED COACH HOUSE AND DEVELOPMENT OF TWO
DWELLINGS AT 472 LONDON ROAD
Planning application 20/P0710
April 2020**

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 Merton Local Plan, Borough Character Studies, the Conservation Area Appraisal and Management Plan and numerous development proposals in the area. Our approach to development and change in the area is established in the Cricket Green Charter which was refreshed in 2019 with the support of London Borough of Merton and local councillors (<https://mitchamcricketgreen.org.uk/cricket-green-charter/>). The Charter has been acknowledged in the Conservation Area Appraisal and Management Plan for Cricket Green. 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. We ask that these representations are made available online through Planning Explorer.
2. We have reviewed the proposals to convert the listed coach house associated with 472 London Road and develop two new dwellings in the grounds in the context of the Cricket Green Charter and development plan policies. Having had it confirmed by Merton Council's Conservation Officer that the coach house falls within the scope of the listing description for 472 London Road we are concerned that no application for Listed Building Consent has been made. We do not believe this planning application should be registered until it has been received as it cannot be determined separately from the Listed Building Consent.
3. The site is located within Wandle Valley Conservation Area and the proposals impact on both nationally listed structures and their setting. 472 London Road is one half of an early 19th villa and despite alterations to the coach house and development in its grounds it retains a special character.
4. We recognise the opportunity provided by the proposals to address the declining quality of the coach house following its use as a tyre workshop. We are concerned by the impact of the additional mews houses which risk causing harm to the context of the listed villa by further reducing the area of surrounding grounds and cramping the building. The applicant may argue that the impact is ameliorated by being a single storey building but we consider this element of the scheme fails to preserve or enhance the Conservation Area and causes harm to the listed building.
5. In considering the overall impact of the scheme we have been guided by national planning policy that "*where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision*" (NPPF, paragraph 191). The poor state of the coach house and rear garden is a result of deliberate neglect.

**General enquiries: info@mitchamcricketgreen.org.uk
Web site: 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**

6. The proposals make use of a confined site through the excavation of significant basements. This is an Archaeological Priority Area and the scale of the basements is such that they could impact buried archaeology. We ask that any planning consent is conditional on prior archaeological investigation. The proposals also involve significant alterations to the listed coach house and its historic interest should be recorded prior to any changes.

7. The Wandle Valley Conservation Area Character Assessment notes the opportunity to improve the boundary treatments, including the scope to extend the traditional railings in front of 482-484 London Road to 470-472 London Road. If planning consent is granted then we believe it should be conditional on providing a complementary style of gate.

8. We object to the proposed development because the proposed mews houses fail to preserve or enhance the Wandle Valley Conservation Area and damage the setting of a listed building. We also await details of the application for Listed Building Consent. We ask that planning permission is refused.