



St PETER & PAUL ROMAN CATHOLIC CHURCH – erection of parish hall

**Application number 16/P1680
June 2016**

1. Mitcham Cricket Green Community and 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 new Character Study, the Conservation Area Appraisal and Management Plan and numerous development proposals in the area. The Cricket Green Charter (<http://mitchamcricketgreen.files.wordpress.com/2013/04/cricket-green-charter.pdf>) establishes our approach to development and change in the area and was developed in partnership with the London Borough of Merton, the local community and our local councillors.
2. St Peter & Paul Church is an important community asset. It serves a diverse community and we are keen for it to flourish and provide a focus for community life. We welcome this application to erect a new parish hall.
3. This is a constrained site with limited access and it is surrounded by well-established residential development. Building on the open, mostly grassed garden to the back of the church will intensify development in the area and result in the loss of important open space and established trees within the urban scene. We have considered the application in relation to the previous planning consent, the development plan, the Cricket Green Charter and its location within the Conservation Area. We have also welcomed the opportunity of a site visit hosted by the parish priest to examine the proposals.
4. We did not object in principle to the earlier proposals in 2014. The new development is significantly larger although 0.4m lower. The loss of open space and trees is significant and we have concerns about the impact on dwellings along Denham Crescent.
5. On balance we support the application for the public benefit it will bring, providing it addresses the following considerations:
 - replacement trees of equivalent value are provided on site – there is ample scope, especially in the south west corner – along with conditions securing their ongoing maintenance and care
 - no extension to hours of use to avoid significant noise intrusion and other disturbance affecting nearby residences

**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**

- no light spill from internal lighting which affects neighbouring properties
- controls to ensure any future external lighting is sensitive and does not intrude on neighbouring properties or the night sky
- controls to prevent the use of amplified sound systems which cover not only the immediate use but also look much further ahead in time
- rainwater drainage that soaks away so that urbanisation of this area of open space does not add to pressure on existing drainage systems
- access to all – the facility should be available to the whole community to use, beyond the immediate faith community
- more sensitive design detailing – such as the avoidance of uPVC windows which do not add to the character and appearance of the Conservation Area. It is not appropriate to relate the standard of design detailing to the existing parish room which is of an inferior standard
- protection during the construction of the island beds which are part of the registered Town Green and provide such a distinctive setting to the front of the church– this includes planting with Golden Jubilee roses which are also provided at Jubilee Corner.

6. A number of these considerations go beyond those addressed by planning conditions on the earlier consent and we ask that they are introduced for any new permission.