



## **CAXTON HOUSE – RIDGELINE AND ROOF EXTENSION**

**Application number 16/4564  
January 2017**

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 in influencing 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. Caxton House makes a distinctive and important contribution to Mitcham Cricket Green Conservation Area and this is recognised in the Appraisal and Management Plan. It is locally listed and adjacent to the Grade II listed former parish rooms. The building occupies a prominent position facing Lower Green West and is significant in the “arrival” at Cricket Green heading south on Church Road. This is recognised in the “wide view” identified in the Conservation Area Appraisal and Management Plan. Any new development or alteration needs to fit sensitively within this context and is required to “preserve or enhance” the Conservation Area. The building is visible from many angles.

3. We have considered the proposals in the context of the National Planning Policy Framework, development plan, Conservation Area Appraisal and Management Plan and the emerging Borough Character Study. We believe they conflict materially with the policy framework, damage the Conservation Area and are not appropriate to either the building or its location.

4. We object to the proposed development on the following grounds:

Harm to locally listed building – the incongruous new pitch and rear box dormer do not respect the form, scale, bulk and appearance of the existing locally listed building. They will be visually jarring and add height and bulk to the upper storeys of the building giving it a top heavy prospect from Lower Green West and its approaches.

Impact on setting of nationally listed building – this development would impact negatively on the setting of the adjacent Grade II listed building, adding height and

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providing a discordant and distracting roofline which would detract from the former Parish Rooms.

Harm to context – Lower Green West is characterised by a variety of building styles that provide a distinctive townscape and contribute to the Conservation Area. The proposed alterations would damage this character, introducing an incompatible roofline. The damaging rear box dormer would be highly visible on the key approach to Cricket Green along Church Road (see photo).



5. As a result we believe the proposed development is in conflict with NPPF paragraph 48 (refusing poorly designed development) and the development plan, including Policies CS14, DM D1, DM D2 and, especially DM D3 which requires alterations to respect the existing building and the wider context.

6. For the reasons identified above we ask that planning permission for these alterations is refused. There are insufficient material considerations to justify departing from the adopted development plan policies and the development would harm the Conservation Area.