



21 CRICKET GREEN – PROPOSED MANSARD ROOF

**Application number 16/4667
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. 21 Cricket Green is prominently located fronting the historic open space at the heart of Mitcham Cricket Green Conservation Area. This includes the oldest cricket ground in the world where the game has been played each year since 1685. It is located adjacent to the Grade II listed Methodist Church. 21 Cricket Green marks the end of a distinct line of buildings running along the east side of Cricket Green and comprising a wide range of building ages and styles. Their contribution to the Conservation Area is recognised in the Character Study and the Appraisal and Management Plan which also identifies important views looking east from Cricket Green (recognised as "*the most important open space within the conservation area*"). 21 Cricket Green is one of the more recent 20th century buildings fronting the open space and the Conservation Area Appraisal and Management Plan records that "*more recent buildings within the sub area tend to have lower floor to ceiling heights than the older buildings and as a result tend to have a more horizontal emphasis compared to the predominantly vertical emphasis of the older buildings*".

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 existing building – the incongruous mansard roof and 13 dormers will add height, bulk and disrupted visual lines to the upper storeys of the existing dwelling

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giving it a top heavy prospect from Cricket Green that fails to respect the existing building or its setting.

Impact on setting of nationally listed building – this development would impact negatively on the setting of the adjacent Grade II listed Methodist Church, adding height and providing an incongruous and distracting roofline which would detract from the listed building.

Harm to context – The east side of Cricket Green is characterised by a variety of building styles that provide a distinctive townscape and contribute significantly to the Conservation Area. The proposed alterations would damage this character, introducing an incompatible roofline which bears no relation to any other facing the Green. The impact is particularly evident alongside the line of existing dwellings with pitched roofs running north towards London Road (see photo – with 21 Cricket Green at right hand end). These are dwellings with a “horizontal emphasis” as described in the Appraisal and Management Plan. This emphasis would be significantly changed for one dwelling as a result of the application



We share the view expressed by the applicant that “*there is no prevailing style within the conservation area*” but this does not mean there is a design free for all. Building alterations need to respect their context and the addition of a dormered mansard roof has no precedent in an area with hip and gable residential dwellings of different styles and ages. All development in the Conservation Area should be tested on whether it will preserve or enhance the character or appearance of the area. This proposal does neither. Nor is it neutral in its visual impact.

Impact on neighbouring buildings – We do not support the inclusion of a side dormer which overlooks the neighbouring dwelling.

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.