

Mitcham Cricket Green Community & Heritage

For the benefit of Mitcham Cricket Green
Conservation Area and its environs

WHITE HART DEVELOPMENT Planning application 18/P2216 amends Supplementary Representations March 2019

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. These representations supplement those made in November 2018 and address the amendments made to the proposed development. Our earlier representations should also be considered when determining the application.

2. We concluded that the original proposals should be refused permission as they were in conflict with development plan policies CS2, CS14, CS20, DM D1, DM D2, & DM D4 and would cause substantial harm to both the Conservation Area and Grade II listed White Hart and other listed buildings and heritage assets.

3. We consider the revised proposals to be an inferior scheme that should be refused permission. It has the same negative impacts and now provides less conservation benefit to the Grade II listed White Hart. The only justification for the scale of development proposed would be that it brought improvements to the listed White Hart. This is as described in the draft Local Plan site allocation that links the scope for residential development to that required to restore the White Hart and re—open it as a public house – *“Restaurant (A3 use class) or public house (A4 use class) with associated car park with potential for residential development to enable the restoration and viable function of the White Hart”*. The earlier scheme did not successfully achieve this but did offer some conservation benefit through demolition of the later extension to the listed White Hart. As the original Design and Access Statement noted *“It will be in the interest of the listed fabric to remove them. This also allows for the creation of a landscaped courtyard, befitting of the original public house / inn.”* The demolition of the extension has been removed from the proposals and so this benefit has been lost.

4. We remain seriously concerned by the visual impact of the scheme from the key view in Cricket Green road and the lack of any visual analysis of the impact of the proposals on views west from Lower Green West. The amended Design and Access Statement continues to assert *“there is no impact on the key views within the conservation area.”* This is contradicted by the image on page 40 of the amended Design and Access Statement showing the new building is clearly visible above the roofline of the listed White Hart and the new drawing of the elevation fronting Cricket Green showing the impact on the key gap with the adjacent listed cottages (below). There is no evidence provided of the impact on views from Lower Green West.

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5. Our earlier representations stand concerning overdevelopment of the site, poor quality of design, conflicts between the residential amenity space and the beer garden, shadowing, impact on neighbours' amenity and inappropriate servicing arrangements.

6. We continue to seek confirmation that:

- the historic entrance facing Cricket Green is for pedestrian use only and will not be used for servicing or any vehicle access
- the scheme will be considered by the Design Review Panel before determination
- continuing gaps and errors in the information provided with the application will be addressed before determination.

7. We would still welcome the opportunity to work with the applicants to develop revised proposals which are more modest in scale of development and take advantage of the opportunity to provide dwellings of a design and character which enhances the Conservation Area. Any future development should be no more impactful than the former 1930s neo-Georgian building to the rear and we have proposed an alternative mews-style development.