

**Comments on planning application 18/P2797  
55 Upper Green East Mitcham CR4 2PF  
August 2018**

**RELOCATION OF EXISTING STAIRS AND CHANGE OF FRONT ENTRANCE**

Mitcham Society objects to this application on the following grounds, and asks Merton Council to dismiss the application:

**1. Absence of application for listed building consent**

This building is Grade II Listed by Historic England. The reference for the listing is at <https://www.historicengland.org.uk/listing/the-list/list-entry/1080893>

As such there should be an application for listed building consent.

This planning application was lodged on 14 July 2018. This comment was submitted on 17 August 2018 (in time for the comments deadline of 22 August), and at that time there was no application for listed building consent available at the Planning Portal.

**2. Lack of suitable documentation**

The documentation supplied with the application is inadequate.

It is entirely pictorial, with no text explaining how either external or internal work will be completed to show due care and attention to the listed fabric of the building.

There is not enough documentation for an adequate assessment to be made.

**3. Possible damage to listed structure**

*External works*

There is no detail in the application (written or pictorial) of how the door could be moved from its existing central location to a location at one side while maintaining the exterior fabric of the building.

The design of the frontage, with six tall glass panels and four lower relief panels will be very difficult to retain using the existing materials if the door is moved. An acceptable application would need to make proposals in this respect clear.

The door depicted on the drawings for the 'existing' and 'proposed' façade is not of the same design as on the current building. This is a material change to the façade which should not be accepted.



#### *Internal works*

The only information provided about the internal works is one 'existing' and one 'proposed' internal layout plan.

There is no information about existing or proposed materials or about methods to preserve or conserve the listed fabric of the building.

The information provided is not adequate for the proposal to be considered in terms of potential damage to the listed fabric of the building.

#### **4. Negative visual effect**

The location of the door is a feature of the current listed structure.

Moving the door's location would materially affect the appearance of the building. It would be detrimental to the listed status of the building.

#### **5. Detrimental effect on Cricket Green Conservation Area**

55 Upper Green East is in Mitcham Cricket Green Conservation Area. It is an important part of the streetscape around Three Kings Pond.

It is on a key gateway between Mitcham town centre and the open spaces of Three Kings Piece and Mitcham Common.

The building therefore has a vital role to play as part of Mitcham's historic public realm.

The proposed alteration would significantly change the external appearance of the ground floor, moving the entrance door from its current central location to one side of the building. This would be detrimental to its role in the conservation area.