

Mitcham Cricket Green

Conservation Area Appraisal and Management Plan



July 2013



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Introduction



1.0 Purpose and scope of study

Mitcham Cricket Green is one of 28 designated conservation areas in the London Borough of Merton. It was designated as a conservation area in 1968 and was extended in 1990 to include John's Place in Church Path, Mitcham Garden Village and part of Mitcham Park. An extension was made in July 2007 to include 379 to 393 London Road and 2 and 3 Linden Place. A further extension was made in July 2013 to include Glebe Court on the west side of London Road, the terrace to the south of John's Place in Church Path and the former clinic at junction of Church Road together with open land adjacent Hallowfield Way. Chatsworth Court and Lewis Court were deleted from the conservation area in July 2013.

- 1.1 The Conservation Area Appraisal and Management Plan is the first step in the process to preserve and enhance the character and appearance of the Mitcham Cricket Green Conservation Area and to provide a basis for making informed decisions about its future management. Future change is essential and desirable, but it is important to ensure that it is appropriate to the existing character.
- 1.2 The appraisal and management plan aim to:
 - Identify those elements of the conservation area that contribute towards its character.
 - Identify elements which detract from the character.
 - Propose measures to maintain or improve the positive character, local distinctiveness and sense of place of the conservation area.
- 1.3 Understanding the character of the conservation area is important as the Council exercises its planning powers and ensures coordinated management by all those involved in influencing design quality and change within the area.

2.0 Consultation

Initial consultation on an earlier draft of part of the character appraisal was carried out in 2008. This consultation process highlighted a number of issues which were incorporated into a final draft for consultation in 2010 which included a management plan. This final document which was approved in July 2013 incorporates changes made following the two consultation processes.

3.0 Planning Policy Context

Section 69 1(a) and 2 of the Planning (Listed Buildings and Conservation Areas) Act 1990 defines conservation areas as:

“Areas of special architectural and historic interest, the character or appearance of which it is desirable to preserve or enhance.”

In addition, the Act required local authorities to keep their conservation areas under review.

The National Planning Policy Framework defines a heritage asset as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing). In addition, local authorities are required from time to time to formulate and publish proposals for the preservation and enhancement of their conservation areas (the management plan).

This appraisal and management plan seek to define the special characteristics of the area and through this analysis, look to the future management of the area and identify opportunities that will enhance it's special characteristics.

This document is guided by the National Planning Policy Framework (2012) and Merton's current Development Plan which comprises:

- The London Plan (2011)
- Merton's Unitary Development Plan (2003)
- Merton's Core Planning Strategy (2011)
- The South London Waste Plan (2012)
- Merton's draft Sites and Policies Development Plan Document (2013)

Once adopted Merton's draft Site and Policies Development Plan Document (2013) will replace Merton's Unitary Development Plan.