

PLANNING APPLICATIONS COMMITTEE 18 JANUARY 2018

APPLICATION NO. DATE VALID

Proposal A: 17/P1449 19/10/2017
Proposal B: 17/P1450 19/10/2017

Address/Site: Canons House, 19 Madeira Road, Mitcham, CR4 4HD

Ward: Cricket Green

Proposal A: Alterations and extensions to Canons House to provide a mix of workspace (B1), education and community spaces (D1) involving demolition of toilet block and part of wall for erection of new entrance and community wall, partial demolition and extension to Madeira Hall to provide café, play/community room and public toilets, repair works to the Dovecote, provision of a new civic space in location of current northern car park, provision of new play area to replace existing play area, and associated landscaping and external works including reinstatement of historic running track, installation of outdoor gym equipment, new fencing, entrances, paths and lighting, and resurfacing of driveway.

Proposal B: Application for Listed Building Consent for alterations and extensions to Canons House to provide a mix of workspace, education and community spaces involving demolition of toilet block and part of wall for erection of new entrance and community wall, partial demolition and extension to Madeira Hall to provide café, play/community room and public toilets, repair works to the Dovecote, provision of a new civic space in location of current northern car park, provision of new play area to replace existing play area, and associated landscaping and external works including reinstatement of historic running track, installation of outdoor gym equipment, new fencing, entrances, paths and lighting, and resurfacing of driveway.

Drawing No's: 954/101 Rev:F, 10.20 Rev:AP2, 10.01 Rev:AP3, 10.02 Rev:AP3, 10.25 Rev:AP2, 954/115 Rev:E, 954/116 Rev:F, 945/119 Rev:E, 00.01 Rev:AP3, 20.09 Rev: AP3, 30.00, 97 001 Rev: P02, 97 002 Rev: P01, 945/131 Rev: E, 20.10 Rev: AP3, 20.06B Rev: AP1, 20.07 Rev: AP3, 954/114 Rev: D, 40.01, 954/112 Rev: E, 20.08 Rev: AP3, 00.04 Rev: AP2, 954/127 Rev: E, 954/128 Rev: E, 954/125 Rev: D, 954/90 Rev: D, 20.11 Rev: AP3, 954/112 Rev: C.

Other Accompanying Documentation:
Bat Emergence Survey V2-0/16, Conservation Management Plan 954/SG/V2, Design and Access Statement Part One Rev:A, Design and Access Statement Part 2: Listed Buildings and Madeira Hall – September 2017, The Canons Preliminary Ecological Appraisal V2.0/16th February 2016, Transport Statement, The Canons' Recreation Ground and Arboretum Green Infrastructure Plan 27/07/2016, Tree Survey Plan and accompanying schedule,

Contact Officer Ashley Russell (020 8545 4370)

RECOMMENDATION

CHECKLIST INFORMATION

- Head of agreement: No
- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Impact Assessment been submitted: No
- Design Review Panel consulted: Yes
- Number of neighbours consulted: 92
- Press notice: Yes
- Site notice: Yes
- External consultations: Yes
- Controlled Parking Zone: No

1. INTRODUCTION

- 1.1 The applications are being brought to the Planning Applications Committee as they represent a Council project with major application status for which determination by officers is precluded under the Council's Scheme of Management.

2. SITE AND SURROUNDINGS

- 2.1 The application site comprises an area of approximately 10 hectares which is bounded by Commonsides West to the east, Madeira Road to the south and Cricket Green to the west. Along its northern boundary the site adjoins Cold Blows and beyond this residential dwellings are situated in the no-through cul-de-sacs of Langdale Avenue, Albert Road and Whitford Gardens. The north-western corner of the site adjoins a mixture of institutional aged care, day centres and residential dwellings situated in a relatively open landscaped setting around Birches Close and Chart Close.

- 2.2 The application site constitutes the entirety of the Canon's Recreation Ground, which comprises an open park like setting formed from the original grounds of two Georgian Villas. These being Canons House (c.1680) situated in the sites southern central portion, and Park Place (c.1780) situated in the sites south-eastern portion.
- 2.3 The grounds of the application site include a mixture of large lawned areas, ornamental gardens, specimen trees and walled gardens. A large pond of noted historical significance separates Canons House from Madeira Road to the south.
- 2.4 The site is situated within the Mitcham Cricket Green Conservation Area. The Canons is within 'Character area 3: Cranmer Green' and Park Place largely falls within 'Character area 4: Three Kings Piece'.
- 2.5 A square, single storey dovecote structure situated adjacent to both Canons House and the pond is a grade II listed structure said to date from 1511. It is constructed in limestone with some knapped flint, red brick quoins and a plain tiled hipped roof to eaves. A single entrance to the structure is located on its eastern side, with a depressed pointed cambered arch. Other notable features include some flushwork to the east face, its windowless form and timber louveres to the roof.
- 2.6 Canons House is a grade II* listed structure, comprising a substantial two storey manor house with basement and dormer windows which was built by John Odway circa 1680. The building exhibits a plain tile hipped roof to eaves. The west facade presents 5 bays with 2-bay extension to left. The central bay to the original block projects slightly with a square headed architraved corniced entrance reached by steps. The listing details other architectural features of interest including square headed windows, blind windows to the 2 right bays, sashes, flush frames and glazing bars. Modillion eaves cornice above first floor and 3-bay return to southern side. The interior retains a substantial staircase with strong twisted balusters and some panelling.
- 2.7 In the far south-western corner of the site, adjacent to the intersection of Madeira Avenue and Cricket Green, a grade II listed obelisk monument is situated. The Historic England listing for the structure notes that it was erected in 1822 to commemorate relief of a serious drought and has an inscribed inset Portland stone tablet
- 2.8 Canons Lodge, the former entrance lodge to The Canons house, is a locally heritage listed structure situated adjacent Madeira Road on the southern boundary of the site. The Lodge forms part of the original wall which surrounds the grounds of Canons House, and it marks the point where the original entrance to the grounds once stood. The Lodge faces towards the original entrance drive, (with a projecting bay window) while it displays an almost blank wall to the main road. The building materials use include stock brick, (in part painted over), and roof tiles. The design of the building does not relate to that of any others in the vicinity. The main features of interest relate

to the orientation of the building, and to its function as a Lodge for the Canons.

- 2.9 The Merton Open Space Study MOSS, 2010-11 records Canons Pond as a site of Local Importance for Nature Conservation (SINC).

3. CURRENT PROPOSAL

- 3.1 Proposals A and B collectively represent physical works to implement an integrated masterplan for the Canons Site, which encompasses the objectives of The Canons Conservation Management Plan (Council Ref: 954/SG/V2, dated February 2017).

- 3.2 The proposals involve the demolition of an existing 259 square metre linking building between Madeira Hall and Canons House, and its replacement with 169.7 square metres of new buildings within this existing footprint.

- 3.3 For ease of reference, the proposals are summarised under the following key areas:

- Works to Canons House.
- Works to Canons Terrace & The East Lawn.
- Works to Madeira Hall, New Café & Canons Courtyard.
- Works to Canons Place & Northern Car Park.
- Works to Walled Gardens.
- Works to the Southern Car Park.
- Creation of a New Play Space.
- Works to the West Lawn.
- New Obelisk Entrance.
- Canons Drive Entrance.
- Commonsides West Gateway.
- Cricket Green Gateway.
- Other Path Works and Boundary Treatments.
- Street Furniture.
- Tree Management & Softworks.

- 3.4 Works to Canons House comprise the following:

- Demolition of the existing mid-century single storey linking block between Canons House and Madeira Hall
- Construction of a new northern single storey extension accommodating a small office and facility for the storage of outdoor furniture.
- Construction of a new 'Community Wall' of brick construction, featuring inscribed bricks, and extending on the western side of the new northern single storey extension.
- Removal of later external access stairs and landings on the buildings eastern elevation.
- Lowering of secondary stairs closer to ground level on the buildings eastern elevation.
- Addition of a new sash window in line with the north stair door on the buildings eastern elevation.

- Restoration of the original location of the stair window to the centre line on the eastern elevation of the building.
- Infill of two later window additions on the eastern elevation of the building.
- Internal relocation of existing external stacks and services.
- Restoration of the stair and original handrails.
- Replacement of an existing door with a matching sash window at the northern ground floor portion of the buildings west elevation.
- Removal of top hung windows to be replaced with '6 over 6' timber sash windows.
- Removal of window canopies which are later additions, and the retention of the central canopy on the buildings western elevation.
- Addition of tromp l'oeil painted windows to the south end of the west elevation of the building.
- Restoration of the stair and the fitting of new handrails to an original design on the western elevation of the building.
- Relocation of existing toilets from the first floor to the basement of the building.
- Provision of a new public entrance on the buildings northern side (adjacent the newly proposed Café in Madeira Hall).
- Construction of a new lift serving the basement, ground and first floor levels.
- Removal of latter addition steel beams at ground floor and their replacement with concealed reinforcement measures.
- Removal of the existing kitchen at the northern end of the ground floor.
- Removal of the existing boarding wall which obscures the stair landing hand rail at first floor, and subsequent restoration of the hand rail.
- Repair of the roof and chimneys, with some chimney pots to be rebidged and some red clay tiles to be replaced as required.

3.5 Works to Canons Terrace and the east lawn comprise the following:

- Retention of the existing east lawn, facilitating its future use as an outdoor performance area.
- Resurfacing of the existing east terrace with stone flag paving, and the construction of stone steps linking the terrace with the east lawn.
- Replacement of the existing northern steps and handrail of the terrace with a gently sloping footpath that links the terrace to the front of the proposed café to the north.

3.6 Works to Madeira Hall, New Café & Canons Courtyard include the following:

- The demolition of the existing link block between Canons House and Madeira Hall to create a new public space and an east-west pedestrian route through this part of the site.
- A portion of this space is proposed to be occupied by a single storey extension on the southern façade of Madeira Hall, which incorporates a new café, community education room, entrance hall and toilet facilities. The new building addition will measure 5.8 metres in depth, 27.3 metres in width and between 3.3 (flat roof) and 3.5 (front parapet) metres in height.

- An outdoor seating area, surfaced in resin-bonded gravel, will be situated adjacent to the southern face of the new café building in the area formerly occupied by the link block between Canons House and Madeira Hall.
- The new northern public entrance to Canons House will be accessed through steps and an accessible ramp integrated around a new brick planter and L-Shaped seating area in the courtyard created between Canons House and the new Café building.
- The existing path south of the Café will be regraded to create a gently ramped path up to the repaved terrace at the east of Canons house.
- Low level lighting installed around the foot of the steps and the new building will provide ambient lighting across the space.

3.7 Works to Canons Place and the Northern Car Park are described as follows:

- The removal of the car parking immediately adjacent to the Leisure Centre, and its replacement with a new play area and public square (provisionally referred to as Canons Place).
- Resurfacing the area in resin bonded gravel.
- Installing brick paving areas reflecting the brick used in the existing walls.
- Feature brick paving.
- Retention of the existing Norway Maple and introduction of new tree planting in the proposed brick paving.
- Introduction of contemporary style benches overlooking the new events space and the adjacent play area.
- Widening of the existing gap in the east-west garden wall between the existing two car parks, from 1.7m to 2.5m.
- The link path between the southern car park and the new cafe will be widened and resurfaced in resin-bonded gravel. The existing yew hedge will be retained and pruned to a lower height to improve views to Canons house. The existing planting beds at the foot of the walls will be re-stocked with a variety of herbaceous and climbing plants, as well as trained fruit trees. The footpath will be lit with new illuminated bollards.

3.8 Works to Walled Gardens comprise the following activities:

- The walled garden will be restored as a sensory garden, but will also include physic plants and species.
- It is also proposed to extend the planting around the south facing wall of the walled garden where, Lavender (*Lavandula vera*) grown by Potter and Moore will be planted as a hedge along the border.

3.9 Works to the Southern Car Park comprise the following activities:

- The removal of the clump of trees in the south west corner of the car park.
- Resurfacing with bitmac and including bays demarcated with white lining.
- 81 car parking spaces including 3 disabled bays demarcated with white lining (with 103 spaces in total on site including 5 disabled bays).

- A new drainage system which takes run-off to the pond via a filtering system, to improve sustainability of the pond.
- New energy efficient lighting across the car park.
- Planting of trees in a grid format across the car park.
- The introduction of two new footpath. One along the wall which runs along the eastern boundary and secondly a path to link with the pond and Yew Walk
- The removal of the recycling area to accommodate more spaces.

3.10 Works for the creation of a new Play Space involve the following:

- Removal of the existing play area situated in the south west corner of the former Sports Ground.
- Construction of a new play area adjacent to the Leisure Centre and closer to Canons House, the gardens and new café.
- Installation of a range of robinia timber play equipment.
- Installation of reinforced grass matta safety surfacing.
- Installation of grass mounding and boulders.
- Tree and shrub planting.
- Construction of a new resin bound footpath curving through the centre of the play area.
- Installation of street furniture and interpretive signage.

3.11 Works to the West Lawn comprise the following activities:

- Resurfacing of existing footpaths.
- Upgrades to existing street lighting.

3.12 Works to construct a new Obelisk Entrance comprise the following:

- Restoration of the Grade II listed Obelisk monument structure, and the creation of a new park entrance, which would reconnect the Obelisk to Canons house.
- The removal of an existing poor quality boundary wall of 50m in length.
- Removal of existing concrete bollards along the boundary of the public footpath with Madeira Avenue.
- Installation of stone flag paving and a raised plinth around the Obelisk.
- Extend the beech hedge from Cricket Green, planting with instant hedging.
- Surface entrance in resin bonded gravel with the surface extending to the road
- Installation of new bollards at the new pedestrian entrances to restrict vehicle access to the site.
- Salvage of the existing Dawn Redwood for replanting on the application sites West Lawn.

3.13 Works to upgrade the Canons Drive entrance are described as follows:

- Removal of the existing brick walls, piers and gate.
- Planting of a Yew hedge to form a semi-circle entrance feature around the entrance.
- Replacement of the existing entrance gates with bollards.

- Resurfacing of the drive to Canons House with resin bonded gravel.
- Removal of four existing Sycamore trees to allow views of Canons house across the west lawn.

3.14 Works to Commonsides West Gateway are described as follows:

- The hard standing at the entrance is proposed to be reduced in size, but remains large enough to enable access to the pavilion and sub-station and for one vehicle to park.
- Installation of a new timber welcome sign and a litter bin.
- Existing bollards to be replaced with static and removable bollards to control access.
- Replacement of bollards along the eastern boundary with a new low steel trip rail fence.
- Replacement of the existing chain link fence on the boundary of Cold Blows with a new timber trip rail fence.

3.15 Works to Cricket Green Gateway are described as follows:

- Removal of existing gates, but retention of brick piers.
- Installation of removable timber bollards to facilitate depot access.
- Installation of a new welcome sign.

3.16 Other Path and Boundary Treatment works described within the proposal are as follows:

- High profile areas will be resurfaced in resin bonded gravel such as the paths around Canons house, The Canons house entrance drive off Madeira Road, and the obelisk entrance
- Resin bound gravel is proposed for high use areas such as Canons Square and Canons Courtyard
- The paths around West Lawn will be resurfaced with a new bitmac wearing course, or full new bitmac reconstruction (depending on condition).
- The rolled gravel path around the pond will be topped up and a ramped path installed to give access for all to the pond.
- The woodchip path in Bellamy's Copse will be topped up.
- Removal of railings and overhead barriers within the car parks.
- Removal of existing railing around the pond.
- Removal of the railing along the drive in front of Canons house.
- Removal of bollards at the Obelisk entrance.
- Replacement of bollards around the playing field with birdsmouth trip railing.
- Replacement of the chainlink fencing along Cold Blows and with birdsmouth fencing.

3.17 Street furniture proposals associated with the applications are as follows:

- Replacement of all existing street furniture including benches, picnic tables, bins, and bollards with a co-ordinated range of new street furniture.
- Replacement of all footpath lighting columns around West Lawn
- Construction of new footpath lighting from the Obelisk entrance.

- Construction of new lighting in the car park.
- Construction of timber bollard lighting on the new east-west path linking the car park to the café and canons courtyard.

4. PLANNING HISTORY

- 4.1 The site has an extensive planning history, the most recent and relevant of these are listed below:.

04/P1468 - REMEDIAL WORKS TO LISTED WALL – Granted listed building consent.

07/P3077 - APPLICATION FOR LISTED BUILDING CONSENT FOR STRUCTURAL TIMBER REPAIRS TO ROOF AND ASSOCIATED REPAIRS AND REINSTATEMENT OF INTERNAL AND EXTERNAL FEATURES AND FINISHES, INCLUDING PANELLING, AFFECTED BY DRY ROT INFESTATION – Granted listed building consent.

08/P1255 - LISTED BUILDING CONSENT TO REPAIR A WALL IN THE CAR PARK – RETROSPECTIVE – Approved by Government Office for London.

09/P1767 - ADVERTISEMENT CONSENT FOR THE INSTALLATION OF TWO NON-ILLUMINATED WOODEN BANNER FRAMES - ONE ON MADEIRA ROAD AND ONE ON COMMONSIDE WEST – Refused advertisement consent.

13/P1744 - CONVERSION OF 2 x EXISTING TARMACADAM TENNIS COURTS INTO 2 x MULTI USE GAMES AREAS WITH 6 X 6 METRE HIGH FLOODLIGHTING MASTS, 4.5 METRE HIGH WELD-MESH FENCING TO THE PERIMETER AND NET ROOF ABOVE – Granted permission, subject to conditions.

14/P0969 - APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE FOR THE PROPOSED INSTALLATION OF SOLAR PANELS ON SPORTS CENTRE – Certificate issued.

5. CONSULTATION

- 5.1 Proposal A (17/P1449) was advertised by way of a site and press notices and letters to 92 neighbouring properties .

- 5.2 Two objections were received during the public consultation period on Proposal A (17/P1449) which raised the following concerns:

- Insertion of a lift into Canons House will harm the building form and historic fabric.
- The new space between The Canons House and the new Café/Madeira Hall is poorly designed.
- Creation of a new side entrance to Canons House downplays the importance of the historic main entrance to the House.

- Loss of significant trees in the Canons Grounds should not occur without compensatory planting.
- Loss of a 2.5 metre stretch of Grade II listed wall is unacceptable.
- New external lighting is considered intrusive and insensitive.
- Loss of civic use of Canons House to commercial office space is unacceptable.
- There is an excessive number of interpretive boards of inadequate design proposed.
- Limited public accessibility to Canons House.
- Unclear how surplus funds generated from commercial office and café uses will be reinvested in the ongoing maintenance and upkeep of Canons House.
- A single designated community space/education room in Canons House is inadequate. The whole space should be available for community activity.
- There should be an acoustic barrier separating the café/community space from Madeira Hall in order to limit noise transfer from 'soft play' activities.
- Community access to the café should be available outside the times of 10am-4pm.
- Proposed gravel track dissecting the former News of the World sports ground will damage the historic significance of the sports ground.
- Concerns the pond will be isolated from the surrounding hydrology. A bio-diversity management plan must be part of any proposal.
- The self-binding gravel path in the walled garden should instead be brick pavers.
- The existing second floor flat would be rendered uninhabitable by the changes to Canons House and disruption caused during construction works.
- Unclear how the site's landscape, heritage and habitat features will be protected during the significant construction works required to deliver the proposed scheme.
- Concern that, as a Council Project, the application is subject to a conflict of interest in its assessment by Council.

5.3 Proposal B (17/P1450) was advertised by way of a site notice displayed at the property and press notice.

5.4 One objection was received during the public consultation period on Proposal B (17/P1449) which raised the following concerns:

- Insertion of a lift into Canons House will harm the building form and historic fabric.
- The new space between The Canons House and the new Café/Madeira Hall is poorly designed.
- Creation of a new side entrance to Canons House downplays the importance of the historic main entrance to the House.
- Loss of significant trees in the Canons Grounds should not occur without compensatory planting.
- Loss of a 2.5 metre stretch of Grade II listed wall is unacceptable.
- New external lighting is considered intrusive and insensitive.

- Loss of civic use of Canons House to commercial office space is unacceptable.
- There is an excessive number of interpretive boards of inadequate design proposed.
- Limited public accessibility to Canons House.
- Unclear how surplus funds generated from commercial office and café uses will be reinvested in the ongoing maintenance and upkeep of Canons House.
- A single designated community space/education room in Canons House is inadequate. The whole space should be available for community activity.
- There should be an acoustic barrier separating the café/community space from Madeira Hall in order to limit noise transfer from 'soft play' activities.
- Community access to the café should be available outside the times of 10am-4pm.
- Proposed gravel track dissecting the former News of the World sports ground will damage the historic significance of the sports ground.
- Concerns the pond will be isolated from the surrounding hydrology. A biodiversity management plan must be part of any proposal.
- The self-binding gravel path in the walled garden should instead be brick pavers.
- The existing second floor flat would be rendered uninhabitable by the changes to Canons House and disruption caused during construction works.
- Unclear how the sites landscape, heritage and habitat features will be protected during the significant construction works required to deliver the proposed scheme.
- Concern that, as a Council Project, the application is subject to a conflict of interest in its assessment by Council.*

Internal consultations

5.5 LBM Highways Officers:

The proposal is supportable subject to the standard planning conditions regarding details of Construction Vehicles/Washdown Facilities (H10) and a Delivery Servicing Plan (H12) to be submitted and approved.

5.6 Future Merton – Policy:

Subject to the ecological and bat survey findings, recommendations and any appropriate mitigation and biodiversity enhancement features incorporated into the proposal, the proposals would, in principle, be acceptable in this location with regards to the planning policy matters concerning the protection and enhancement of biodiversity.

Approval for this application should include appropriately worded conditions to address the following items:

1. Provision of an Ecological Appraisal for the site.
2. Bat activity, presence and absence surveys (pre-commencement)

3. A survey of the pond including an assessment of invertebrate and amphibian fauna.
4. A Biodiversity Management Plan to be produced.
5. Construction Times (daylight hours only).
6. Tree Protection.

5.7 Council's Design Review Panel (meeting 30th March 2017):

The Panel welcomed the proposals for the building and were supportive of much of the proposals presented to them. They were particularly keen that these were got right as Grade II buildings were particularly rare in Merton. The concerns the Panel had, centred on the space between the café and house, the provision and location of the lift, and the economic viability of the proposed uses insofar as they affected the long-term sustainable use of the building.*

The Panel were conscious that two previous attempts at using the house for community uses had failed. Therefore it was particularly important to maximise the viability and flexibility of the house and café. The Panel were generally happy with the proposed flexible business space use for the house. They were also happy with the café use in principle. However, they were not convinced of the flexibility of the proposals to accommodate a wider range of functions other than the café. The opportunity to host wedding receptions whilst the café remained open was given as an example. This needed to be clearly set out in the business plan.

The Panel were conscious that the house was visually and physically isolated from its surroundings by the landscape and busy roads. Therefore it was important to maximise the means of getting and keeping visitors there. The proposals for the house, with business use and flexible public, interpretation space was considered a good approach. However, the proposal did not seem fully formed with regard to the space between the café and house. This was a new space that had been created and the Panel felt this was a great idea and would be the focal point of the area.

There were various problems with the design in this respect. It did not seem to acknowledge its importance as the focal point, entrance to the house and to the café, with views to both sides of the landscape. This was evidenced by the convoluted and cluttered entrance to the house with awkward ramps and new service and plant rooms – new clutter replacing old clutter. It seemed like an inelegant space with a main entrance past a boiler room. This side elevation was very visually pleasing and it was being spoiled by this.

The Panel were also concerned about the proposed use of brick for these new structures and walling. They were attached to the rendered house and looked out of place. It was suggested they either also be in render, or they form an extension of the brick café and its proposed extension. Either way, the Panel felt that this whole area needed further thought and re-working to properly fulfil its potential.

The other key area of concern was the positioning of a new lift inside the building. It was felt this was a large physical intrusion causing considerable

harm to the building form and fabric. Alternative locations were suggested, including the north elevation facing the café. However, this was felt to have problems as well. It was suggested that disabled access could possibly be achieved to the lower and upper ground floors without the need for a lift. This would give disabled access to 2/3 of the building, and was considered an acceptable compromise for a Grade II listed building.*

The Panel also raised a few points about the landscape design, lighting, servicing arrangements and cycle parking that they felt could be better or more sensitively addressed.

Overall the Panel were supportive of the principle of creating a space between the house and café, and this was the right approach to unlocking the potential of the site. However, this needed to be got right to secure the long-term future of the house. If the issue of this space and the lift could be better resolved then the Panel felt that a GREEN verdict would be easily achievable.

VERDICT: RED

5.8 LBM Urban Design Officer:

It was noted from the DRP notes that there was a lot of material that the Panel supported about the application. What led to it getting a RED verdict was concern about the impact of the lift on the Grade II* listed building and the unresolved design of the space between the house and café, which would become a major focal point.

Regarding the lift, if the decision is taken that the whole of the building needs to be fully accessible, then the proposed location of the lift is reasonable, and Historic England does not object.

In general, the key concerns of the DRP have been addressed.

5.9 LBM Climate Change Officers:

No objections were raised and no conditions suggested in relation to the proposals.

5.10 LBM Transport Officers:

Car parking spaces remain at 103, with no net loss of spaces from the site.

The parking layout as shown is acceptable, However 2 spaces should ideally have access to electric vehicle charging points.

No objections to the proposed scheme are raised, subject to conditions requiring the provision of cycle stores and electric vehicle charging points.

5.11 LBM Flood Risk Engineer:

No objections raised, subject to the inclusion of the following condition of approval:

Non-standard condition [Details of drainage]: Prior to the commencement of the development hereby permitted, a detailed strategy for the provision of surface and foul water drainage shall be submitted to and approved in writing by the local planning authority. The drainage scheme will dispose of surface water by means of a sustainable drainage system (SuDS), the scheme shall:

- i. Provide information about the design storm period and intensity, attenuation and control the rate of surface water discharged from the site as close to greenfield rates as reasonably practicable;
- ii. Include a timetable for its implementation;
- iii. Provide a management and maintenance plan for the lifetime of the development, including arrangements for adoption to ensure the schemes' operation throughout its lifetime.

No works which are the subject of this condition shall be carried out until the scheme has been approved, and the development shall not be occupied until the scheme is carried out in full. Those facilities and measures shall be retained for use at all times thereafter.

Reason: To reduce the risk of surface and foul water flooding and to ensure the scheme is in accordance with the drainage hierarchy of London Plan policies 5.12 & 5.13 and the National SuDS standards and in accordance with policies CS16 of the Core Strategy and DMF2 of the Sites and Policies Plan.

5.12 LBM Greenspaces and Trees Officers:

Noted that:

- 23 Essential trees are to be removed.
- 10 Non-essential trees are to be removed.
- 5 Desirable to retain trees are to be removed.
- 36 new semi-mature trees and 8 fruit trees (local species) are to be planted as part of the extensive re-landscaping of the site.

The application is supportable, subject to the following planning conditions:

- F5 – Tree Protection Plan.
- F8 – Site Supervision (Trees).
- Landscaping Plan to be submitted.

5.13 LBM Conservation Officer: . The following comments were received:

Overall support for the approval of the proposal.

The reduction of the opening in the wall between the Leisure centre and the carpark is an improvement on initial proposals.

Slight reservation about the change to the location of the rear staircase window.

Some residual concern over the bulk of the northern office extension to Canons House, however it is noted that the entrance and approach from the café is an overall improvement, the canopy over the entrance will enable it to function in all weather and the office/store extension will overall work well.

Preference for the retention of the existing trees in the Southern Car park, however noted that this would need to be balanced with the overall rationalisation and provision of car parking.

External consultations :

5.14 Historic England:

- *We consider that the aims of this project, in terms of revealing and enhancing significance and finding sustainable uses for this important historic site, very much reflect the overarching aims of the heritage-related policies contained within the National Planning Policy Framework. Therefore Historic England remains strongly supportive of this project.*
- *We are also very pleased to see that, following our pre-application advice, details regarding the conservation of the Grade II listed Dovecot have now been provided. Once completed, these works should facilitate the removal of the building from our Heritage at Risk Register and this is strongly welcomed. With this in mind, it would be helpful if the works to the Dovecot could be tied into a phasing plan as part of any approvals to ensure the early delivery of this part of the project, and to provide a sense of timescales for its anticipated removal from our Risk Register.*
- *We are pleased to see that the Conservation Management Plan promotes improving access and understanding of the Dovecot, and we would encourage your Council to ensure that procedures are put in place as part of this project to ensure regular public access to the building.*
- *With regards to the work to the curtilage listed boundary wall between the east lawn and formal gardens, we are very pleased to see that the proposed opening to the car park has been significantly reduced to 2.5m which responds to our previous concerns.*
- *Finally, regarding the works to Canons House itself, we continue to be supportive of the proposed alterations. However, we are slightly disappointed that our suggestion to retain the stairwell window in its current position has not been acknowledged or addressed in the submission. The Mansion has undergone various alterations over the years, and we consider that there is some value in these later phases of development, particularly the 19th century alterations when presumably the window was realigned. However, we note that the proposed repositioning is intended to return the fenestration to its 17th century pattern as informed by an 1823 watercolour. We therefore recognise the scholarly arguments for this proposed approach, and we do not wish to raise any significant concern. Elsewhere, we continue to support the proposed reinstatement of historic proportions and features within the principle ground floor rooms, and the provision of public access into these key spaces.*
- *Historic England is strongly supportive of this exciting project. We would, however, urge your Council to address the advice set out in this letter and determine the application in accordance with national and local policy guidance, and in consultation with your Council's Conservation Officer.*

5.15 The Metropolitan Police – Designing Out Crime Unit:

- *The removal of any gates, railings and overhead barriers would allow uncontrolled access to the grassed, and car park areas which may potentially be used as an encampment by travellers.*
- *Any benches and picnic tables should be located in areas which are overlooked to provide natural surveillance.*
- *The provision of a café would increase footfall and activity in the area therefore reducing a risk of crime and promoting a sense of safety. The design of the café should eliminate any chance of climbing onto the single storey roof.*
- *Due to its somewhat isolated location the cafes' doors and windows should be to enhanced security standards, and the building be covered by CCTV linked to Merton Council and have a monitored alarm.*
- *The relocation of the children's playground to a walled garden area reduces the amount of natural surveillance, it was not clear if the play area would be enclosed with railings to prevent young children straying into the car park areas.*
- *The new entrance at the obelisk may create a 'desire line' path across the large grass area toward the Leisure Centre similar to the trail formed by repeated footfall at Commonsides West Gateway.*
- *All lighting across the development should be to the required British Standards and local council requirements, avoiding the various forms of light pollution (vertical and horizontal glare). The lighting should be as sustainable as possible with good uniformity.*
- *A good quality CCTV system 1:0 BS EN 62676:2014 needs to be in place as the current one does not appear to be effective as seen in the photograph where the camera in the existing car park is viewing the ground.*

5.16 London Parks & Gardens Trust:

One outcome of the future investment should be to enable an application to be prepared for the landscape to join the Register of Historic Parks and Gardens.

We welcome the proposed investment in The Canons where it will bring sustained conservation benefit and put it back into its' original use.

Nevertheless, we believe the proposals cause unnecessary harm and we think there are further opportunities to enhance the site. We are especially concerned by:

- *The lack of any guarantee that funds generated on the site will be reinvested in its future care and maintenance. This is essential if the proposals are to be justified on the basis of creating a long term and sustainable future for these conservation assets.*
- *The awkward space created between The Canons house and Madeira Hall which has been criticised by Merton Council's Design Review Panel.*
- *Loss of important trees in the landscape without clear plans for how their loss will be compensated.*

- *Impact of lighting plans on a landscape relatively free of light pollution.*
- *Development of a hard surfaced track across the open space in front of Park Place which will damage its integrity.*
- *The uncertain impact of plans to line the medieval fish pond without a fuller assessment of its impact on future water levels and wildlife.*
- *Use of inferior surface materials in the important, listed, walled garden.*
- *A lack of detail on how the significance of the landscape and open spaces will be protected during construction works.*

We conclude that these impacts will collectively result in significant harm to designated and undesignated heritage assets in The Canons that are not outweighed by the other benefits from investment in the area and therefore the LPGT objects to the current application for the reasons given above.

6. POLICY CONTEXT

6.1 NPPF - National Planning Policy Framework (2012):

Relevant sections:

- 1 Building a strong, competitive economy
- 7 Requiring Good Design
- 8 Promoting healthy communities
- 11 Conserving and enhancing the natural environment
- 12 Conserving and enhancing the historic environment

6.1 London Plan (2016)

Relevant policies:

- 3.6 Children and young people's play and informal recreation facilities
- 3.16 Protection and enhancement of social infrastructure
- 3.18 Education Facilities
- 4.2 Mixed use development and offices
- 4.6 Support for and enhancement of arts, culture, sport and entertainment
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.14 Water quality and wastewater infrastructure
- 6.9 Cycling
- 6.10 Walking
- 6.13 Parking
- 7.3 Designing out crime
- 7.4 Local character
- 7.6 Architecture
- 7.8 Heritage assets and archaeology
- 7.9 Heritage led regeneration
- 7.17 Metropolitan Open Land
- 7.18 Protecting open space and addressing deficiency
- 7.19 Biodiversity and access to nature

7.21 Trees and woodlands

6.3 Merton LDF Core Planning Strategy (2011)

Relevant policies:

CS2 Mitcham Sub-Area

CS11 Infrastructure

CS12 Economic Development

CS13 Open Space, Nature Conservation, Leisure and Culture

CS14 Design

CS15 Climate Change

CS16 Flood risk management

CS 17 Waste management

CS18 Active Transport

CS20 Parking, Servicing and Delivery

6.4 Merton Sites and Policies Plan (2014)

Relevant policies:

DM C1 Community Facilities

DM E4 Local Employment opportunities

DM O1 Open Space

DM O2 Nature conservation, trees, hedges and landscape features

DM D1 Urban design and the public realm

DM D2 Design considerations in all developments

DM D3 Alterations and extensions to existing buildings

DM D4 Managing heritage assets

DM EP2 Reducing and mitigating against noise

DM EP4 Pollutants

DM F1 Support for flood risk management

DM F2 Sustainable urban drainage systems

DM T1 Support for sustainable transport and active travel

DM T2 Transport impacts of development

DM T3 Car parking and servicing standards

DM T4 Transport infrastructure

7. **PLANNING CONSIDERATIONS**

7.1 The key issues in the assessment of this planning application are:

- Principle of development.
- Impact on designated open space and Metropolitan Open Land.
- Impact of design & appearance of works to listed heritage buildings and the character of the Mitcham Cricket Green Conservation Area.
- Impact upon neighbouring amenity.
- Impact upon Biodiversity/ecology.
- Transport, highway network, parking and sustainable travel.
- Sustainable design and construction.
- Flood risk and sustainable urban drainage.

Principle of development.

7.2 Core Planning Strategy Policy CS11 and SPP Policy DM C1 encourages improvements to existing community facilities, including encouraging services

to be co-located where possible. SPP Policy DM E4 seeks to improve the number and range of employment opportunities for Merton Residents. The policies state that facilities should be provided in accessible locations with good links to public transport, should be adaptable and suitable to accommodate a range of services and should not have an undue adverse impact on the amenities of nearby residents or businesses.

- 7.3 The proposals collectively provide for the upgrade and diversification of existing community uses of the Canons site, through renovations of the existing buildings, the introduction of new café and educational facilities, as well as the consolidation of site parking and the provision of new play spaces.
- 7.4 The reconfiguration and improvement of office use (B1) within the existing Canons Building, and the provision of new Café (A3) use will support the provision of a range of employment opportunities for Merton's residents.
- 7.5 The transport statement provided by the applicant outlines that modifications to the car parking arrangements on the site will result in no net loss of parking, and that any additional parking demand associated with the new café use will be easily accommodated within the daytime hours of lowest demand for the adjoining leisure centre. The site has a PTAL rating of 2, however noting the availability of on-site parking it is considered to be in a reasonably connected and accessible location.
- 7.6 Subject to the above, it is considered that the principle of the proposals to improve the public realm and diversity the activities of the Canons House and surrounding Recreation Area are acceptable, and satisfy the intent of Core Planning Strategy Policy CS11 and SPP Policy DM C1.

Impact on designated Open Space and Metropolitan Open Land.

- 7.7 The proposals incorporate alterations to existing buildings located on designated Open Space and the construction of new buildings on Metropolitan Open Land. Specifically, the proposed demolition of the linking building between Canons House and Madeira Hall, the construction of a new southern extension of Madeira Hall involving an education room and a café, and the provision of a new public plaza space between the new café and Canons House are relevant to consideration in this regard.
- 7.8 London Plan Policies 7.17 and 7.18 seek the protection from development having an adverse impact on the openness of Metropolitan Open Space, and states that the loss of protected open spaces must be resisted unless equivalent or better quality provision is made within the local area. Merton's Core Strategy Policy CS13 seeks to protect and enhance the boroughs public and private open space network including Metropolitan Open Land, parks and other open spaces; and expects development to incorporate and maintain appropriate elements of open space, play areas and landscape features such as trees which makes a positive contribution to the wider network of open spaces. Merton's SPP policy DM O1 seeks to protect, enhance and improve access to open space and protect Metropolitan Open Land and designated open spaces from inappropriate development.

7.9 The newly proposed southern extension to Madeira Hall, along with the construction of a new single storey extension accommodating a small office and facility for the storage of outdoor furniture adjoining the northern façade of Canons House, will fit within the footprint of the existing mid-century linking block which presently joins Canons House and Madeira Hall. The new structures will represent an overall reduction in building footprint when compared to the existing building, with the balance of space formerly occupied by the linking building being given over to a new entrance plaza serving the northern entrance of Canons House, and outdoor seating areas associated with the new café.

7.10 As the proposed new buildings situated on designated open space and Metropolitan Open Land will represent an overall reduction in building footprint compared with the existing situation, and also result in improved public access to open space, the proposals are considered to be consistent with the intent of London Plan Policies 7.17 and 7.18, Core Strategy Policy CS13 and Merton's SPP policy DM O1.

Impact of design & appearance of works on listed heritage buildings and the character of the Mitcham Cricket Green Conservation Area.

7.11 London Plan policies 7.4 and 7.6, Core Strategy policy CS14 and SPP Policies DMD1, DMD2 and DMD3 require well designed proposals that respect the appearance, materials, scale, bulk, proportions and character of original buildings and their surroundings. Policy 7.6 sets out a number of key objectives for the design of buildings, including that they should be of the highest architectural quality and of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm. Policy CS14 of the adopted Core Strategy states that all development needs to be designed to respect, reinforce and enhance local character and contribute to Merton's sense of place and identity. This will be achieved in various ways including by promoting high quality design and providing functional spaces and buildings. Section 12 of the NPPF, London Plan policy 7.8 and SPP policy DMD4 require development affecting heritage assets and their settings to conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

7.12 The proposals involve works to the following listed structures within the Mitcham Cricket Green Conservation Area:

- Canons House – Grade II* listed.
- The Obelisk – Grade II Listed.
- The Dovecote – Grade II Listed.

7.13 The works to the listed Obelisk and Dovecote structures constitute repairs and restorations to the historic fabric of the buildings, with surrounding landscape improvements intended to improve the context and interpretation of the buildings. The proposals have been reviewed by Historic England, who have expressed strong support for the schemes, noting in particular that the proposed works to the Dovecote will facilitate the removal of that building from Historic England's Heritage at Risk Register.

- 7.14 In respect of the works to Canons House, comments from Historic England and Council's Conservation Officer have indicated their support for the overall restoration of facades and historic fabric within the building. The existing mid-century building which links Canons House with Madeira Hall is presently considered to make a negative contribution towards the context and appearance of the Canons Building, and subsequently its removal and replacement with a smaller and more understated ground floor extension and entrance plaza on the northern façade of Canons House is considered acceptable approach to improving the appearance and functionality of the building whilst removing the existing inappropriate extension.
- 7.15 The initial version of the application schemes were given a RED status by Council's Design Review Panel. In reaching this conclusion the Design Review Panel noted that the proposed use of brick for the new structures and walling adjoining the Canons Northern Façade looked out of place with the render of the building, the new plaza area between the Canons Building and Madeira Hall required more design refinement, and that the positioning of a new lift inside the building had potential to cause considerable harm to the building form and fabric.
- 7.16 Whilst the earlier comments raised by the Design Review Panel are acknowledged, it is noted that the proposal has since been revised to incorporate changes to the overall layout and design of the new entrance plaza situated between Canons House and Madeira Hall. The revised scheme has been reviewed by both Historic England and Council's Conservation Officer who have both indicated that they are supportive of the proposals from a heritage perspective, subject to minor detail considerations.
- 7.17 A lengthy analysis of the proposed positioning of the new lift within the Canons House building has been provided in the applicants Design & Access statement. Significant examinations have been undertaken on a range of alternative options for locating the proposed lift elsewhere externally or internally within the building, with all noted to result in greater harm to the historic appearance of the building or to elements of specific historic significance to the building. Whilst the comments of the Design Review Panel with respect to the placement of the lift within the structure are acknowledged, neither Historic England or Council's Conservation Officer have raised concern regarding the impact of the lift on the historic fabric of the building or the legibility of the original layout of the house. Subsequently the placement of the proposed lift is not considered to result in adverse impact on the appearance or heritage fabric of the Grade II* listed Canons House, and it is therefore considered acceptable in this regard.
- 7.18 Proposals A and B collectively represent physical works to implement an integrated masterplan for the Canons Site, which encompasses the objectives of The Canons Conservation Management Plan (Council Ref: 954/SG/V2, dated February 2017). The development of the Conservation Management Plan for the area has previously considered the aims of the Mitcham Cricket Green Conservation Area in detail, and subsequently the current proposals are considered to satisfy the intent of Section 12 of the NPPF, London Plan

policy 7.8 and SPP policy DMD4 in respect to the sensitive treatment of heritage assets.

Impact on neighbouring amenity

- 7.19 London Plan policies 7.6 and 7.15 along with SPP policies DM D2 and DM EP2 state that proposals must be designed to ensure that they would not have an undue negative impact upon the amenity of neighbouring properties in terms of light spill/pollution, loss of light (sunlight and daylight), quality of living conditions, privacy, visual intrusion and noise.
- 7.20 The application site is substantially separated from surrounding residential properties with the exception of the existing residential flat which occupies the second floor of Canons House. It is not considered that the ongoing office use of Canons House would result in any greater disruption or adverse amenity impact in respect to that property than that which previously existed with the mixed office and educational use of the lower floors of the building.
- 7.21 The proposals include amended and additional area lighting in the immediate grounds of Canons House, the west lawn, southern car park and new Canons Place footpath. However, the relative isolation of the site in relation to surrounding properties results in there likely being negligible impact from light overspill to surrounding properties. Notwithstanding this, conditions of approval which limit light overspill to surrounding properties are recommended to curtail any unforeseen amenity impacts which may result.
- 7.22 In the absence of any other identifiable amenity impact on surrounding properties, the proposals are considered to be consistent with London Plan policies 7.6 and 7.15 along with SPP policies DM D2 and DM EP2.

Impact on biodiversity/ecology

- 7.23 Arising from the proposals entailing works to existing buildings, demolition, the loss and replacement of trees and surface changes to drainage and hydrology, the developments require a detailed assessment with regards to their impact on local biodiversity and ecology.
- 7.24 NPPF section 11 states that development should contribute to and enhance the natural and local environment. London Plan Policy 7.19 seeks a proactive approach to the protection, enhancement, creation, promotion and management of biodiversity in support of the Mayor's Biodiversity Strategy. Merton's Core Policy Strategy CS13 seeks to protect and enhance biodiversity through supporting the objectives of the London Biodiversity Action Plans, and for development to integrate new or enhanced habitat or design and landscaping which encourages biodiversity and where possible avoid causing ecological damage. SPP Policy DM O2 seeks to ensure high quality landscaping to enhance the public realm, protect trees that significantly improve the public realm, to enhance biodiversity, encourage proposals to result in a net gain in biodiversity and to discourage proposal that result in harm to the environment.

- 7.25 A Preliminary Ecological Appraisal (PEA) Report was provided with the application. This included a desk based study (October 2015) and a Phase 1 extended habitat survey (November 2015).
- 7.26 Council's Policy Officers have reviewed the methodologies of the PEA which are considered appropriate. However, it has been noted that the PEA had only reviewed a preliminary concept of the proposed development. Furthermore, the findings of the report should only be considered accurate for a period of two years which has since expired.
- 7.27 The applicant has subsequently provided a supplementary Statement on Biodiversity, prepared by Simon Green Architects and MKA Ecology Ltd, to further support the current proposal which is part of these Planning Applications. This statement notes that a Biodiversity Management Plan is to be provided, encompassing the elements raised on review of the Preliminary Ecological Appraisal.
- 7.28 Following review of the supplementary Statement on Biodiversity provided by the applicant, Council's Policy Officers have advised the following (as detailed in section 5.6 of this report):
- Subject to the ecological and bat survey findings, recommendations and any appropriate mitigation and biodiversity enhancement features incorporated into the proposal, the proposals would, in principle, be acceptable in this location with regards to the planning policy matters concerning the protection and enhancement of biodiversity.*
- 7.29 Subject to the above considerations, it is determined that the proposals would satisfactorily address the objectives of NPPF Section 11, London Plan Policy 7.19, Merton Core Strategy CS13 and SPP Policy DM 02, subject to the imposition of conditions of approval which require the following prior to the commencement of any works on the site:
- An Ecological Appraisal for the site.
 - Bat activity, presence and absence surveys.
 - A survey of the pond.
 - A Biodiversity Management Plan for the site.
 - Construction works limited to daylight hours only.
 - Tree Protection Works.
- Transport, highway network, parking and sustainable travel
- 7.30 London Plan policies 6.3 and 6.12, CS policies CS20 and CS18 and SPP policy DM T2 seek to reduce congestion of road networks, reduce conflict between walking and cycling, and other modes of transport, to increase safety and to not adversely effect on street parking or traffic management; in addition, there is a requirement to submit a Transport Assessment and associated Travel Plan for major developments. London Plan policies 6.9, 6.10 6.13, CS policy CS20 and SPP policies DM T1 and DM T3 seek to promote sustainable modes of transport including walking, cycling, electric

charging points, the use of Travel Plans and by providing no more vehicle parking spaces than necessary for any development.

- 7.31 The applications involve the ongoing use of Canon's House for office and community/educational uses, the construction of a new education room and café adjoining the southern façade of Madeira Hall, the replacement of the existing northern car park with a new landscaped square and children's play space, and the upgrade, resealing and line marking of the existing southern car park to provide a more efficient parking layout.

The proposed loss of existing car spaces in the northern car park will evidently be supplemented by the creation of additional spaces in the rationalised layout of the southern car park as evidenced in the following diagram.

Area of Park	Existing spaces	Proposed spaces
Northern car park (new play area / Canons Place)	48	0
Southern car park	39	81
Eastern side of Leisure Centre	10	13
East side of new play area	2	5
South of existing play area	4	4
TOTAL	103	103
Disabled bays included in the above	3	5

- 7.32 The applicant has provided a Transport Statement which outlines that The Canons house workspace will require 10 allocated spaces, which would reduce the number of spaces available for general users of the shared car park. In addition, Opening hours of the café are envisioned to be from 10am to 4pm, 7 days a week. The statement acknowledges that it is anticipated the daytime use and demand for car parking spaces will increase, however the existing car parking capacity would be capable of accommodating this demand given the current usage associated with the Leisure Centre is generally higher in the evenings.
- 7.33 The proposals have been reviewed by Council's Transport Planner and found to be supportable. It has been advised that that some cycle parking and electric vehicle charging points should be provided. Noting that there will be no net loss of parking spaces, and given the works represent the consolidation of existing parking arrangements, it is not considered reasonable to require the provision of electric vehicle charging points in the same manner as may otherwise be required for a new build project. A condition of approval is recommended for details of cycle parking to be provided prior to commencement of works.

Sustainable design and construction

- 7.34 London Plan policies 5.2 and 5.3 and CS policy CS15 seek to ensure the highest standards of sustainability are achieved for developments which includes minimising carbon dioxide emissions, maximising recycling, sourcing

materials with a low carbon footprint, ensuring urban greening and minimising the usage of resources such as water.

- 7.35 The proposals have been reviewed by Council's Climate Change Officer's, with advice received noting that the proposals are predominately landscape in nature with the exception of works to The Canons Building and Madeira Hall. In this regard, as the proposal represents only a small component of use change for the new café, and an overall reduction in building footprint. Noting the exemptions which may otherwise be available to Canons House as a Grade II* listed heritage structure, no concerns have been raised with respect to the standards of sustainability being achieved.
- 7.36 On the basis of the above, the proposals are considered to be consistent with broad intent of London Plan policies 5.2 and 5.3 and CS policy CS15.

Flood risk and sustainable urban drainage

- 7.37 London Plan policies 5.12 and 5.13, CS policy CS16 and SPP policies DM F1 and DM F2 seek to minimise the impact of flooding on residents and the environment and promote the use of sustainable drainage systems to reduce the overall amount of rainfall being discharged into the drainage system and reduce the borough's susceptibility to surface water flooding.
- 7.38 The proposals have been reviewed by Council's Flood Risk Engineer and found to be supportable subject to the imposition of conditions which require a detailed strategy for the provision of surface and foul water drainage to be submitted to and approved in writing by the local planning authority prior to the commencement of any works on the site.
- 7.39 Subject to the inclusion of the above condition, the proposals are therefore considered to be consistent with the objectives of London Plan policies 5.12 and 5.13, CS policy CS16 and SPP policies DM F1 and DM F2.

8. SUSTAINABILITY AND ENVIRONMENTAL IMPACT ASSESSMENT REQUIREMENTS

- 8.1 The proposal does not constitute Schedule 1 or Schedule 2 development. Accordingly there is no requirement for an EIA submission.

9. CONCLUSION

- 9.1 The proposals collectively provide for the upgrade and diversification of existing community uses of the Canons site, through renovations of the existing buildings, the introduction of new café and educational facilities, as well as the consolidation of site parking and the provision of new play spaces.
- 9.2 The proposals are considered to respect the appearance, materials, scale, bulk, proportions and character of original buildings and their surroundings and to enhance the public realm. The works affecting heritage assets and their settings are considered to conserve their significance are overall sympathetic in terms of their form, scale, materials and architectural detail.

- 9.3 Subject to the ecological and bat survey findings, recommendations and any appropriate mitigation and biodiversity enhancement features being incorporated into the proposal, the proposals would, in principle, be acceptable in this location with regards to the planning policy matters concerning the protection and enhancement of biodiversity.
- 9.4 The proposed loss of existing car spaces in the northern car park will evidently be supplemented by the creation of additional spaces in the rationalised layout of the southern car park. Therefore the proposals are to not considered to result in congestion of road networks, nor adversely effect on street parking or traffic management.
- 9.5 The proposed new buildings situated on designated open space and Metropolitan Open Land will represent an overall reduction in building footprint compared with the existing situation, and also result in improved public access to open space.
- 9.6 The proposals incorporate satisfactory measures to minimise the impact of flooding on residents and the environment and promote the use of sustainable drainage systems.
- 9.7 The applications would accord with the relevant National, Strategic and Local Planning policies and guidance and approval could reasonably be granted in this instance.

RECOMMENDATION

Proposal A: GRANT PLANNING PERMISSION subject to planning conditions.

Proposal B: GRANT LISTED BUILDING CONSENT subject to planning conditions

Proposal A (17/P1449) Conditions:

1. Commencement of development (standard condition).
2. Approved plans & Documents (standard condition)
3. Materials to be approved – Canons House and Heritage Structures (standard condition).
4. Hours of use – café (standard condition).
5. External lighting (Non-Standard Condition).
6. Construction times (Standard condition).
7. Method statement (Standard condition).
8. Safety and security during demolition (Standard condition).
9. Construction Vehicles/Washdown Facilities (H10)
10. Delivery Servicing Plan (H12)
11. Ecological Appraisal

Prior to commencement of any works, a revised Ecological Appraisal for the site will need to be undertaken by an appropriately qualified person and a report submitted to and approved by the council.

Reason: To ensure there is no adverse impact on priority or protected species in accordance with CS13 and London Plan 7.19.

12. Bat Surveys

Prior to commencement of any works, bat activity, presence and absence surveys are to be carried out by an appropriately qualified person across the site and more specifically on the Dovecoat, Canons House, the Toilet Block, Madeira House and the Changing Block, and all trees to be removed in accordance with the recommendations set out in the 'Preliminary Ecological Appraisal Report' dated February 2016 and the 'Bat Survey Report' dated December 2016 both by JBA Consulting and a report submitted to and approved by the council.

Reason: To ensure there is no adverse impact on priority or protected species in accordance with CS13 and London Plan 7.19.

13. Pond Surveys

Prior to commencement of any works, a survey of the pond including an assessment of invertebrate and amphibian fauna is to be carried out by an appropriately qualified person in accordance with the recommendations set out in the 'Preliminary Ecological Appraisal Report' dated February 2016 by JBA Consulting and a report submitted to and approved by the council.

Reason: To ensure there is no adverse impact on priority or protected species in accordance with CS13 and London Plan 7.19.

14. Biodiversity Management Plan

Prior to commencement of any works, a Biodiversity Management Plan for the site is to be produced by an appropriately qualified person in accordance with the recommendations and guidance set out in the 'Preliminary Ecological Appraisal Report' dated February 2016 and the 'Bat Survey Report' dated December 2016 both by JBA Consulting and be submitted to and approved by the council. The works shall be carried out strictly in accordance with the approved Biodiversity Management Plan.

Reason: To ensure there is no adverse impact on priority or protected species in accordance with CS13 and London Plan 7.19 and to protect the MOL and Open Space and the plants, trees and wildlife therein from damage or disturbance during construction work in accordance with CS13.

15. Construction during daylight hours

In accordance with the recommendations and guidance set out in the 'Bat Survey Report' dated December 2016 by JBA Consulting, all construction works should take place during daylight hours only. Any works required outside these hours must be agreed by the council in writing and only in accordance with agreed artificial lighting restrictions.

Reason: To ensure there is no adverse impact on priority or protected species in accordance with CS13 and London Plan 7.19.

16. Tree Protection (non-standard)

No development [including demolition] pursuant to this consent shall commence until an Arboricultural Method Statement and Tree Protection Plan, drafted in accordance with the recommendations and guidance set out in BS 5837:2012 has been submitted to and approved in writing by the Local Planning Authority and the approved details have been installed. In accordance with the recommendations and guidance set out in the 'Bat Survey Report' dated December 2016 by JBA Consulting, all retained trees in close proximity to the construction works should be protected during the construction phase, including trees that are outside the site boundary. The details and measures as approved shall be retained and maintained, until the completion of all site operations.

Reason: To protect and safeguard the existing retained trees in accordance with the following Development Plan policies for Merton: policy 7.21 of the London Plan 2015, policy CS13 of Merton's Core Planning Strategy 2011 and policy O2 of Merton's Sites and Policies Plan 2014.

17. Cycle Details to be provided. (standard condition)

18. Details of drainage (non-standard condition):

Prior to the commencement of the development hereby permitted, a detailed strategy for the provision of surface and foul water drainage shall be submitted to and approved in writing by the local planning authority. The drainage scheme will dispose of surface water by means of a sustainable drainage system (SuDS), the scheme shall:

- i. Provide information about the design storm period and intensity, attenuation and control the rate of surface water discharged from the site as close to greenfield rates as reasonably practicable;
- ii. Include a timetable for its implementation;
- iii. Provide a management and maintenance plan for the lifetime of the development, including arrangements for adoption to ensure the schemes' operation throughout its lifetime.

No works which are the subject of this condition shall be carried out until the scheme has been approved, and the development shall not be occupied until the scheme is carried out in full. Those facilities and measures shall be retained for use at all times thereafter.

Reason: To reduce the risk of surface and foul water flooding and to ensure the scheme is in accordance with the drainage hierarchy of London Plan policies 5.12 & 5.13 and the National SuDS standards and in accordance with policies CS16 of the Core Strategy and DMF2 of the *Sites and Policies Plan*.

19. F8 – Site Supervision (Trees).

20. Landscaping:

No development shall take place until full details of a landscaping and planting scheme has been submitted to and approved in writing by the LPA. The details shall include on a plan, full details of the size species, spacing and quantities and location of proposed plants. These works shall be carried out in

the first available planting season following the completion of the development or prior to the occupation of any part of the development, whichever is the sooner, and any trees that die within a period of 5 years from the completion of the development, are removed or become seriously damaged or diseased or are dying, shall be replaced in the next planting season with others of the same approved specification, unless the LPA gives written consent to any variation. Reason: to enhance the appearance of the development.

Proposal B (17/P1450) Conditions:

1. A5 – Listed Building Consent. (standard condition).
 2. A7 – Approved plans (standard condition).
 3. B3 – External Materials to be approved.(standard condition).
 4. Construction times (Standard condition).
 5. Construction Method statement (Standard condition).
 6. Safety and security during demolition (Standard condition).
 7. Works to Match–Safeguard architectural/historic interest (Standard condition N03).
 8. Historic/architectural features to be retained (standard condition N05).
-

For full plans and documents related to this application:

Proposal A – [Click Here](#)

Proposal B – [Click Here](#)

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