

MERTON DESIGN REVIEW PANEL

Wednesday 24th May 2017

A meeting of the Design Review Panel will be held on 24th May 2017 starting at **6:00 pm** in Committee Rooms B & C on the 1st floor in Merton Civic Centre.

The following are invited to the meeting:

Councillor John Bowcott (Chair)
Marcus Beale
Vinita Dhume
Paul Dodd
Tony Edwards
Rob Heslop
Tim Long
Tony Michael
Sally Warren
Michael Whitwell

Notes:

- i. Items that are at the Pre-Application stage are **NOT** open to the public. All application numbers ending in NEW, or which are stated as pre-application, are Pre-Application items.
 - ii. Members of the public are welcome to attend as **observers** for items that are registered planning applications. For all other items, the Panel is **not** open for public attendance.
 - iii. Council officers and councillors are allowed to attend as observers at pre-application items.
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The applications to be considered at this meeting are as follows, with times to be devoted to each item:

6:00pm – 6:15pm – Viewing of display material by Panel members

1. Application, 17/P1449, **Canons House**, Madeira Road, Mitcham, Case Officer: ***Jonathan Lewis***. Alterations and extensions to the Listed Canons House to provide a mix of workspace, education and community facilities. Also includes a range of improvements and restorations to the surrounding landscape setting.

6:15pm - 7:00pm

2. Pre-Application, No Number Yet, **Merton Hall**, 78, Kingston Road, South Wimbledon, Case Officer: ***Felicity Cox***. *Demolitions, alterations*

and refurbishment of existing locally listed building to accommodate a church use, including café and food bank. This application was reviewed by the DRP on 21 September 2016 receiving an AMBER verdict. Following this, the resulting application was refused by Planning Applications Committee on 20 April 2017. New proposals are now being presented to DRP ahead of a new application.

7:00pm – 7:45pm

3. Application, 16/P2971, **260 Church Road**, Mitcham, Case Officer: **John Vale**. *Demolition of existing industrial buildings and construction of 4 storey block of flats.* This proposal was deferred at Planning Applications Committee on 20 April 2017 with a request that it be reviewed by DRP.

7:45pm – 8:30pm

1. Pre-Application, 17/P1721/NEW, **High Path Masterplan**, High Path, South Wimbledon, Case Officer: **Jonathan Lewis**. *Proposed masterplan for the full regeneration of the High Path former council housing estate. This masterplan is intended to form the basis of an outline planning application.* This is an updated version of the masterplan reviewed by the Panel on 20 July 2016, receiving an AMBER verdict.

8:30pm – 9:15pm

MEETING SCHEDULED TO END AT 9:15PM

The following Development Plan policy considerations are potentially relevant to the design of each scheme.

	Canons House	Merton Hall	260 Church Road	High Path Masterplan
Conservation Area	YES ¹	NO	NO	NO
CA Appraisal	YES ¹	NO	NO	NO
Listed Building	YES	NO	NO	NO ³
Locally Listed Building	NO	YES	NO	NO ³
Metropolitan Open Land	YES	NO	NO	NO
Nature Conservation or Open Space	YES	NO	NO	NO
Archaeology	YES	NO	NO	YES ⁴
Scheduled Ancient Mon.	NO	NO	NO	NO

Historic Park/Garden	NO	NO	NO	NO
UDP/LDF Site Proposal	NO	NO	NO	NO
Flood Plain	NO	NO	NO	NO⁵
Planning Brief	YES²	NO	NO	YES⁶

Notes:

1. The house is in the Mitcham Cricket Green Conservation Area:
http://www.merton.gov.uk/environment/designandconservation/conservationareas/conservation_areas_listed_from_e-m.htm
2. There is a masterplan and management plan for the house and its environs, upon which the current proposal are based:
<http://www.canonspartnership.org.uk/documents/>
3. No listed buildings in the estate, but a church, two pubs (one not in use) and the Tube station are all either statutorily or locally listed.
4. The eastern part of the site is in an Archaeological Priority Zone and the remains of Merton Place.
5. The site is not in a flood plain but parts of it are modelled as having a high risk of surface water flooding.
6. The Council is currently preparing a Local Plan to guide regeneration of three estates in the borough, including High Path. This plan was reviewed by the DRP at its meeting on 25 May 2016. Notes of this review can be found on the DRP members webpage and details of the Local Plan and its progress to adoption can be found on the council website at
<http://www.merton.gov.uk/environment/planning/planningpolicy/localplan/estatesplan.htm>