

LOCAL LIST BUILDINGS IN

merton





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(ABOVE) Morden Cemetery Entrance Lodge, Lower Morden Lane.



32 Coach House Lane, Wimbledon.

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LOCAL LIST BUILDINGS IN **merton**

Local List Buildings in MERTON

Why the Council has prepared a Local List



The Borough contains a rich heritage of buildings which possess historical or architectural interest. While the most important ones are included on a separate nationally compiled or 'Statutory List', there are many others which may also be said to contribute to the local scene, or which are valued for their local historical associations.

These buildings make a contribution to the character and historical legacy of the areas in which they are located.

While they may not be of sufficient interest to warrant statutory listing it is nevertheless desirable for them to be recognised.

The Council has therefore, over a period of years, gradually compiled a 'Local List' of Buildings of Architectural or Historical Interest.

The main benefit of including a building on the Local List is that the Council has architectural and historical background information to ensure that any development proposals are

sympathetic to the character of the building.

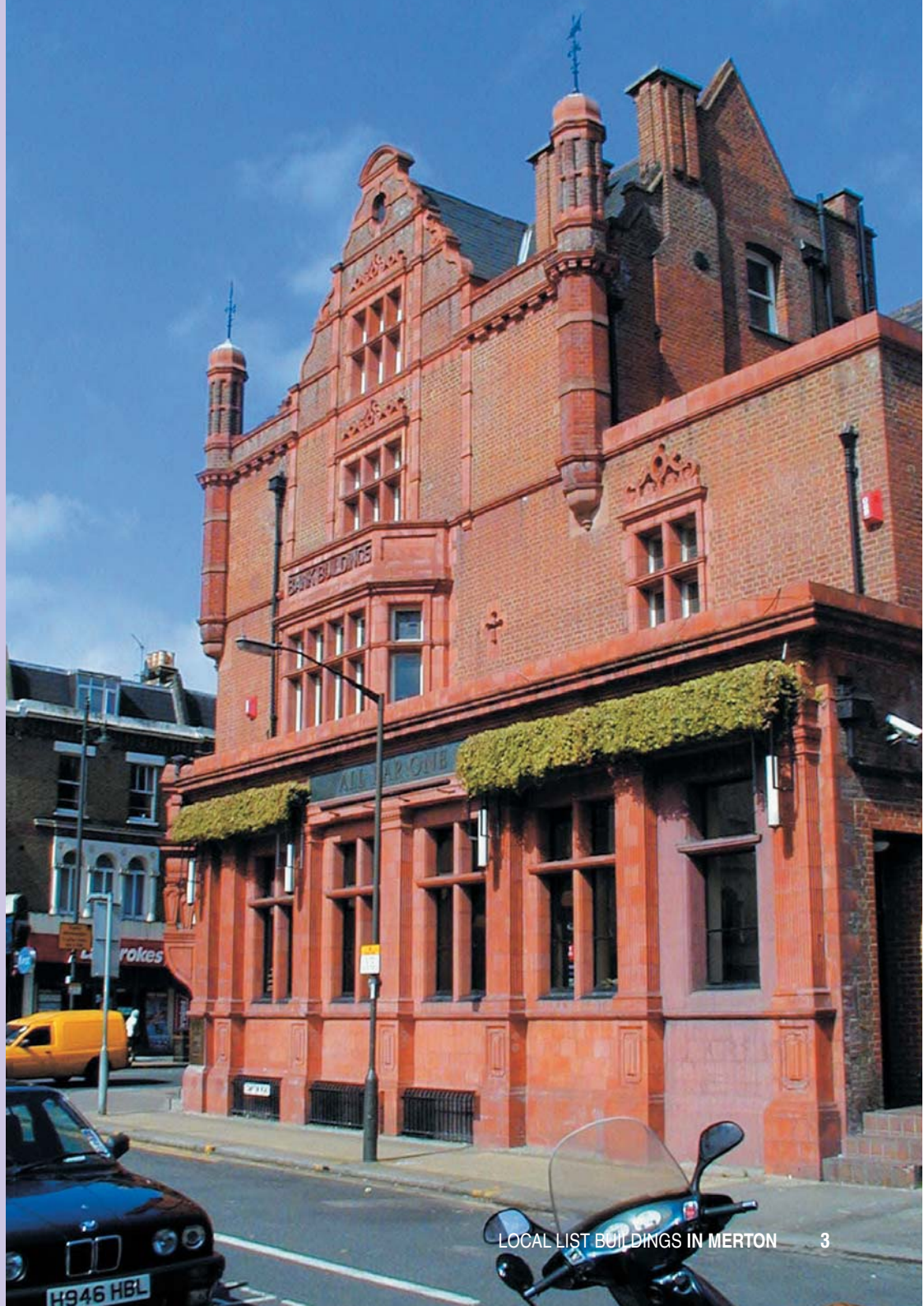
By contrast, the Statutory List of Buildings of Special Architectural or Historic Interest is compiled by the Secretary of State.

In Merton a relatively small number of such buildings have been identified in this way, but buildings included on this List constitute the most notable examples in terms of architectural and historical interest to be found in the Borough, and they enjoy the strongest planning protection against proposals involving demolition or inappropriate alteration.



**THESE BUILDINGS MAKE
A CONTRIBUTION TO
THE CHARACTER AND
HISTORICAL LEGACY OF
THE AREAS IN WHICH
THEY ARE LOCATED.**

(RIGHT) Former Barclays Bank, 37/39 Wimbledon Hill Road, Wimbledon.





The practice of compiling a Local List, has been adopted by many planning authorities around the country during the 1990s.

The number of authorities doing this, and the numbers of buildings on local lists, has been growing quite rapidly, especially in the London area, where most Boroughs now have such a list.

In the country as a whole planning authorities which have a large number of buildings on the Statutory List tend not to have a Local List, whilst those with fewer buildings on the Statutory List are more likely to have compiled a Local List.

Merton Council has, over the period from 1991 to 2000, been carrying out a Borough wide survey, which has identified buildings for inclusion on the Local List. Part of the initial input of buildings which were included on Merton's Local List was made up of some of those buildings which were originally included on the old 'Grade III' National List.

In 1969 there were 140,000 Grade III buildings nationally. Many of these buildings did not make it onto the Statutory Lists when the Grade III category was discontinued, and the Statutory List revised in the 1980s.

(ABOVE) 99 Merton Hall Road, (Terracotta dragon figure).
(RIGHT) John Innes Park Lodge, 21a Mostyn Road, Merton Park.



National Planning Guidance

National planning guidance is provided by Central Government, as a guide to Local Planning Authorities. One such national planning guidance document is Planning Policy Guidance Note 15 (Planning and the Historic Environment). This acknowledges that “many buildings which are valued for their contribution to the local scene, or for local historical associations, will not merit (statutory or national) listing.

Such buildings will often be protected by conservation area designation. It is also open to planning authorities to draw up lists of locally important buildings, and to formulate local plan policies for their protection, through normal development control procedures” (PPG15).

Clearly therefore the principle of compilation by Local Authorities of Local Lists is recognised and endorsed by national Government planning policy. However the lack of any more specific national guidance on how such lists are to be compiled has led to rather different approaches being adopted by different planning authorities. This leaflet sets out the approach adopted in Merton.

There are examples of planning appeals which have been held to consider development proposals which involved the demolition of a Local List building.

In some cases the fact that a building is included on the Local List has helped to ensure its survival. One such case is that of a Victorian school at Ellesmere Port.

Here the facts which determined the case included the local planning policies, the condition of the building, its architectural qualities, the impact of the development on the character and appearance of the area, the economic and physical capacity of the building to accommodate a new use, and the efforts that had been made to find such a new use.



(RIGHT) 8 Dorset Road, Merton Park.

