



**UPWARD EXTENSION OF BENNETT'S COURTYARD**  
**Planning application reference 20/P3364**  
**A response by Wandle Valley Forum**  
**February 2021**

1. Wandle Valley Forum provides support and an independent voice for 140 community groups, voluntary organisations and local businesses and for everyone who shares a passion for the Wandle.
2. We have considered the emerging plans for the upward extension of Bennett's Courtyard in the context of the Wandle Valley Forum Charter (<http://bit.ly/27Yal2m>). This is an important and sensitive site alongside the river and Merton Abbey Mills and within Wandle Valley Conservation Area and Wandle Valley Regional Park.
3. The existing building demonstrates the value of the Conservation Area which has required a much higher quality of building than elsewhere in the locality. It is important that this quality and distinctiveness is retained.
4. We do not consider that the upward extension helps the integrity of the existing architecture but the impact is relatively marginal in relation to the elevations facing Merton Abbey Mills and Prospect House.
5. We have significant concerns about the impact of the upward extension on the elevation facing the Wandle. This has a negative impact on the Conservation Area where development is legally bound to preserve or enhance its character.



6. There is also an indication in the applicant's modelling that the upward extension will increase shading of the river. This is not addressed in the supporting information on sunlight/daylight and further information should be required before determination.

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Please respond to Chair, Wandle Valley Forum, c/o 43 Bramcote Avenue, Mitcham CR4 4LW



7. The development should also be used to provide public access and a higher quality of public realm between the building and the river.

8. We object to the plans as being in conflict with Merton Local Plan policies CS5, CS14, DM O2, DM D1, DM D2 and DM D3.