

Epsom Civic Society

shaping the future, safeguarding the past

2 Leighton Way
EPSOM Surrey
KT18 7QZ

8 June 2016

Mr Mark Berry BA(Hons) MRTPI DMS
Head of Place Development
Town Hall
EPSOM
KT18 5BY

Dear Mr Berry

PLANNING APPLICATION 15/01323/FUL
BERRIDALE, 15 COLLEGE ROAD, EPSOM
REDEVELOPMENT WITH 10 NEW DWELLINGS

We wrote to you about this application on 3 January and concluded that we were not satisfied that the design of the proposed development is appropriate to its location; we were unable to support the application in its present form and therefore considered that it should be refused. We have this week had a meeting with applicant's agent who has explained the amendments to the design which will shortly be considered by the Planning Committee. These amendments were considered by our own Committee yesterday evening.

We have kept in mind the comments in the revised Design Statement that the applicant strongly believes that a contemporary building is the correct approach within the different architectural styles that now exist. This principle, and the particular design in question, is a matter of taste and judgement and this was clearly illustrated by the differences of opinion amongst ourselves. Bearing in mind, however, the need to satisfy planning policies relating to the adjoining conservation area, and to character and local distinctiveness, we remain to be fully convinced that this is an acceptable proposal in this particular location.

In the event of permission being granted, we are concerned that the materials, colours, treatment, finishes and general workmanship needs to be carefully controlled in order to achieve an acceptable result. In particular, the joints between the metal panels need careful attention to avoid staining and unsatisfactory weathering. Whilst accepting that this would also be the applicant's wish, we consider that the matter should be secured by adequate conditions.

In conclusion, therefore, we cannot fully support this application but consider that if planning permission were to be granted conditions should be inserted to ensure satisfactory finishes to the buildings.

Yours sincerely

ALAN BAKER FRICS
Vice Chairman

cc Ward Councillors