

# Epsom Civic Society

formerly Epsom Protection Society

shaping the future, safeguarding the past

Mr Mark Berry, BA (hons), MRTPI, DMS,  
Head of Place Development,  
Epsom & Ewell Borough Council,  
Town Hall,  
The Parade,  
EPSOM KT18 5BY

24th February 2017

Our Ref: ECS/RHA/16-09

Dear Sir,

**16/01684/FUL 82-84 High Street Epsom Surrey KT19 8BA. Reconfiguration of existing 4 bedroom flat at second floor level to create 1x1 bed and 1x2 bed, demolition of existing roof and erection of new mansard roof extension to create 1x1 bed and 1x2 bed flat, communal roof garden and external works to rear to create new residential entrance.**

This building is located in the Epsom Town Centre Conservation Area; the ground and first floors are occupied by Barclays Bank.

The proposal requires the removal of the present tile clad mansard roof and its replacement with what is described as a mansard roof although this might be thought to be stretching the description beyond its usual understanding. The High Street elevation of the new roof would consist mostly of aluminium framed windows and the roof itself would be finished with raised seam metal cladding.

If approved, the application would result in a marked change to the elegant appearance of the building. The proposed changes would destroy the harmony of the building, upsetting its well proportioned appearance. Although the roof is nominally of the same height, addition of the balustrade to the roof garden, albeit in glass, will further underline this loss. Overall, the building will lose much of its appeal with a consequent impact on the street scene and the quality of the conservation area. For these reasons the Society is of the view that this supplication should be refused on the basis of non-compliance with Development Management Policies DM8, DM9 and DM10.

Yours faithfully

Robert Austen  
For Epsom Civic Society,

cc. Ward Councillors



