

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

19 June 2017

Our Ref: ECS/RHA/17-04

Dear Sir,

17/00385/FUL. Chinese Acupuncture Centre, Epsom House, 10 East Street, Epsom, Surrey KT17 1HH. Conversion of first and second floor office accommodation and roof extension at 10 East Street to create 4 x one bed flats. Demolition of Epsom House and erection of a three-storey building accommodating 3 x one bed flats.

This application relates to a building lying within the Adelphi Road Conservation Area. In general, the principal of the conversion and the demolition and re-erection of Epsom House are acceptable. However, the Society is extremely concerned to note that four of the proposed flats have an internal floor area of only 38 sq.m., very significantly less than the nationally recognised recommended minimum of 50 sq.m. For this reason, we are of the view that this application, in its present form, should be dismissed on the grounds of non-compliance with Policies CS1 and DM10 (ix).

Yours faithfully

Robert Austen
For Epsom Civic Society