

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

27 September 2017

Our Ref: ECS/RHA/17-09

Dear Sir,

17/00983/FUL. 6, The Grove, Epsom, Surrey KT17 4DQ. Demolition of existing dwelling and redevelopment to provide a single block comprising 11 x 2 bed flats and 2 x 3 bed flats, including landscaping and basement parking.

This property lies in the Church Street Conservation Area.

At first sight this application might seem to be acceptable in being located in a plot of generous size lying adjacent to two existing blocks of flats and in contributing to the very onerous housing targets now being set by Government. However, it must be seen in the context of the conservation area in which it is located.

Although not immediately adjacent to Grove House, which is listed Grade II, it contributes to its setting. The Council approved the addition of Grove Road to the Conservation Area following the recommendation contained in the appraisal of December 2010 which stated ‘...although the setting of Grove House has largely been lost, due to Inter-War development, the building retains a pleasant setting to the front and rear gardens. It is also located next to a number of well detailed and carefully scaled two storey family houses which appear to date to the 1920s or 1930s and which sit in spacious plots with mature planting.’

Core Strategy Policy CS5 is explicit and unconditional: ‘The Council will protect and seek to enhance the Borough’s heritage assets.....The setting of these assets will be protected and enhanced.’

Given the Council's unqualified statement of intent, it would seem that this application must be rejected. It should also be resisted on the wider ground that such a whittling away of the extent and quality of this Conservation Area could provide the excuse or precedent to accept inroads on other such areas. Particularly in view of the pressures arising from Government housing policy it is essential that the Council is seen to uphold its own policies by a clear and unqualified statement of its intention to preserve the quality Borough's built environment and accordingly should refuse this application.

Yours faithfully

Robert Austen
For Epsom Civic Society

cc Ward Councillors

