

Epsom Civic Society

shaping the future, safeguarding the past

2 Leighton Way
EPSOM Surrey
KT18 7QZ

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

Dear Mr Berry

PLANNING APPLICATION 17/01209/FUL
LAND ADJOINING KINGS ARMS PH, 144 EAST STREET, EPSOM
ERECTION OF THREE STOREY BUILDING PROVIDING 8 FLATS

The Kings Arms public house has changed hands several times and has now been vacant for several years. The present proposal is to develop its adjoining car park and its rear garden with a three-storey building containing 8 self-contained flats. We see no objection in principle to the development of this brown field site for residential purposes, and this would assist in a small way towards the current difficult housing target. A number of matters, mentioned below, would however need careful consideration before planning permission were granted.

A pitched roof design might be more appropriate to the immediate setting on this side of East Street, although as a whole the road has a great variety of characteristics and there are buildings of somewhat similar appearance on the opposite side. The mixture of flats seems to be satisfactory and the provision of 10 parking places complies with current requirements, but this may well not be enough for all residents and visitors and we note the comments by local residents that roads already suffer from visitor parking. No parking, other than 3 spaces, presumably for staff, and provided for the public house.

Of more importance is the future of the Kings Arms building. The application appears to assume that it will still be a public house, but several attempts to revive its success have failed and the removal of its car park and garden is likely to reduce its attraction further. We were most interested to read in the Heritage Statement of its history, and it is locally listed, but the time may come when its demolition or conversion to residential may have to be considered. A realistic comprehensive assessment of the whole site might have been desirable before a piecemeal development is considered.

Yours sincerely

ALAN BAKER FRICS
Vice Chairman

cc Ward Councillors