

Epsom Civic Society

formerly Epsom Protection Society

shaping the future, safeguarding the past

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Ade Balogun
Epsom Planning Dept
The Town Hall
Epsom
KT18 5BY

9th August 2021

DRAFT

Dear Ade,

Ref Planning Application 21/01167/FUL Land Adjacent to Hollycroft, OBJECTION

The Epsom Civic Society have reviewed this application for a new two storey dwelling in the garden of Hollycroft, Epsom Road. Hollycroft is a Listed building. The new house would be accessed from Shaw Close at the south of the site. The site is situated within the southern boundary of the delightful Ewell Village Conservation Area.

This application completely fails to recognize that the site is located within the Conservation Area and does not allow for any of the design, landscaping or conservation requirements stated within this document. The applicant's statement within the Design & Access Statement (Section 4.24) is incorrect regarding the site's location within the CA.

The Ewell Village CA Appraisal and CS5 requires that the proposal not only preserves and protects the character of the area but enhances the location. Therefore the following design and planning information is non compliant.:-

- uPVC Windows are not acceptable



- The external landscaping plan shows the removal of many of the trees and shrubs. The loss of these sylvan gardens is completely against the object of the CA.
- The south wall to Shaw Close is partially removed. Again, a lovely landmark within the CA.

We are also concerned that there are several anomalies in the Design and Access Statement. These are :-

- Section 4.20 refers to a mix of flats. What Flats? Is there a future revision being considered ?
- Section 1.1 Revised application. No evidence of any previous application!
- Section 5.5 Landscaping proposals. Way too brief and does not review CA requirements. A Tree, Shrub and Arboriculture Survey and Impact Assessment should have been undertaken and attached to this application.

We are worried about the poor presentation of the Design and Access Statement and the importance that it should convey in the review of this application.

The proposed site is within the garden of the listed Hollycroft house. We suggest that the setting of Hollycroft is adversely affected by the nature of the new scheme and does not comply with DM16 of the Council's Development Policies (2015).

The Epsom Civic Society have noted that advanced 'unofficial' works have been started on the felling of a Bay tree. The works have been halted by the intervention of the Council's Tree Officer (J.Young) and a TPO has been issued. The Epsom & Ewell Tree Advisor Mike Ford has stated that this is the best example of a bay tree in the borough. This action has alarmed us into thinking of what other inconsiderate actions that the applicant may be contemplating.

In conclusion, the Epsom Civic Society strongly recommend that this application is refused. The main objection being the complete lack of compliance with the requirements of The Ewell Village CA and the adverse effect on this delightful part of the Borough.

Yours Sincerely,

Bob Hollis (On behalf of The Epsom Civic Society)

