

Epsom Civic Society

formerly Epsom Protection Society

shaping the future, safeguarding the past

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Viv Evans
Head Of Planning
Epsom & Ewell Borough
The Town Hall
Epsom
KT18 5BY

9th September 2021

Dear Viv,

Ref Planning Application 21/01254/FLH Hollycroft, Epsom Road, OBJECTION

The Epsom Civic Society are concerned regarding the recent two planning applications for this property. These are :-

- 21/01167/FUL – New two storey dwelling in the garden of Hollycroft
- 21/01254/FLH – New extensions to the Hollycroft Grade 2 listed building

We have previously written outlining our objections to 21/01167/FUL on the 10th August 2021. We suggest that the two applications should be reviewed together as they very much overlap in their layouts, proximity to neighbours, environmental aspects and conservation heritage. We strongly recommend that both applications are withdrawn and are re-considered by the applicant as an overall scheme.

There are however several aspects on the latest application (21/01254/FLH) for extension works to the Hollycroft Grade 2 listed building that are unacceptable. The applicant fails to understand that the site is located within the Ewell Village Conservation Area. Their statement in the Design & Access section concerning the CA is



wrong and must be corrected. This will necessitate the inclusion of a Conservation Report, Environmental Study, Heritage Statement and other applicable issues.

There are several design concerns on the proposed alteration works to Hollycroft. The proposed flat roofs to the south and rear extensions lack any heritage merit and do not relate to the roofs and elevations of the main house. The proposed elevations to the extensions are of modern glass and metal designs and the material specifications again do not complement the existing house elevations.

We are also concerned that the Council's Planning Department have assigned different Planning Officers for each of these applications. The planning issues are similar on each scheme and significantly overlap when reviewed as a whole site. The main Hollycroft application does not show any of the new dwelling layouts on any of the site layouts. This gives a false impression of the overall site and does not address issues such as privacy, external landscaping, access and new boundaries.

In conclusion, The Epsom Civic Society strongly recommend that both applications are withdrawn. They should be reconsidered as a whole site and that all the requirements of the Conservation Area are taken into account. This is a delightful sylvan location and deserves a more thorough review by the applicant and our council.

Yours Sincerely,

Bob Hollis (On behalf of The Epsom Civic Society)



