

Epsom Civic Society

shaping the future, safeguarding the past

Justin Turvey BA(Hons), DIPTP, MRTTP
Interim Head Of Place Development
Epsom & Ewell Borough Council
Town Hall, Epsom

28^h September 2023

Dear Justin,

Ref - Planning Application 23/00867/FLH 52 The Parade OBJECTION

Epsom Civic Society are concerned at this proposed application to carry out alteration and extension works to this delightful property. In principle, we are in agreement with the overall works but there are several aspects which need further consideration.

The dwelling is a locally listed building situated in the Church Street Conservation Area. This CA is one of the best examples of good restoration and preservation within our Borough, therefore careful review and understanding must be applied to any works proposals.

All works carried out within this CA must take due cognisance of The Article 4 Direction. This Direction has been brought under Planning Control and Item (v) states that erection of a wall, gate or other areas of enclosure facing the front, and Item (vi) demolition of a wall, fence or gate facing the front, requires planning permission. It appears that both of these activities have commenced on site without any planning permission.

We observe that the proposed Heritage Statement has adequately covered a range of materials that comply with the historical nature of the dwelling, but it proposes that UPVC dormer window surrounds are included for the roofs. These sloping roofs are clearly visible from The Parade frontage and the new dormers should be of a more sympathetic material, e.g. timber.

ECS are also concerned that the new roof dormers overlook the adjacent dwelling (50 The Parade) to the north flank. Due to the ‘higgledy-piggledy’ nature of the plots this view poses a privacy and shadowing problem to that immediate neighbour. The new rear elevation facing the rear garden of 2 Worple Road presents an overbearing, bland flank wall which could cause concerns to that neighbour. Possibly windows could be inserted to break the expanse of face brickwork.

In conclusion Epsom Civic Society wish to object to this Application but suggest with due negotiation and design amendments a satisfactory resolution could be achieved.

Yours Sincerely,

Bob Hollis (Vice Chair of ECS)

