

# Epsom Civic Society

shaping the future, safeguarding the past

11<sup>th</sup> March 2019

Karen Haizelden  
Town Hall, Epsom

Dear Karen,  
Ref - PLANNING APPLICATION 18/01526/REM 8 Ladbroke Road, KT18 5BG

We are very concerned at this retrospective Planning Application for the elevation and completed roof works at 8 Ladbroke Road. The builder has 'strayed' from the originally approved application (17/01222) and has constructed a higher west wall and an alternative rear flat roof. This is a flagrant abuse of the planning procedures.

We strongly object to this application based on the following reasons:- 1) There is an adverse visual impact brought upon by the higher wall 2) There is an impact on the character of the existing house due to the rear flat roof and 3) The Worple Road Conservation Area Article 4 Schedules 2 & 3 have been infringed.

The newly constructed west flank wall is 3.011m above ground level ie above the originally approved 2.920m. This excludes the parapet capping. This wall dominates the access driveway to No 10 Ladbroke Road. Although this wall is not seen from the road frontage, we suggest that it does provide a frontage to the side access vehicle track.

The new flat roof is an eyesore. Completely out of character with the existing house. The approved design for a sloping slate roof and conservation features was both pleasing and in character with the existing front porch and the main roof. The new roof has no conservation features, and does not blend in any way with the character of the existing house.

Schedules 2 & 3 of The Article 4 Direction relates specifically to The Worple Road Conservation Area. This requires special attention to both the new roof and alterations to the existing roofs. We do not believe that the new roof designs take due notice of these schedules.

The existing dwelling is a lovely house and greatly enhances the nature of this delightful conservation area.

We object to this application and suggest strongly that the wall and roofing is rebuilt to the original permitted scheme.

Yours sincerely

Bob Hollis (On behalf of the Epsom Civic Society)