

Conservation Area 21

Coombe Hill

Planning Information



Coombe Cottage, Coombe Lane West.



Coombe Hill Conservation Area no. 21

This guide contains a map and information on the properties included in the Coombe Hill Conservation Area. It outlines the responsibilities of the Council, and of owners and occupiers of land and properties within the conservation area, to ensure that the special character of this conservation area is preserved.

Coombe Hill Conservation Area was designated in January 1996. The special character of this area can be summarised as:- The estate and hinterland to the demolished Coombe Warren, containing several mid 19th century properties by the architect George Devey, and other large interesting 20th century houses in a spacious landscaped setting, adjoining Coombe Hill Golf Course.

This conservation area has legal status as an area "of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance". (Planning (Listed Buildings and Conservation Areas) Act 1990, Section 69).

All the streets and buildings in the Royal Borough make some contribution to its historic character. The pattern of their growth, over many centuries, has created numerous local identities, shaping the distinctive townscapes we see today. As a result, with the designation of each conservation area, they have been recognised as having their own 'special character'.

However, development and change within conservation areas is an inevitable consequence of modern lifestyles and taste. Conservation area controls and policies ensure that their character can be preserved or enhanced, for the continued enjoyment of present and future residents of our historic Royal Borough.

Special Planning Controls and Policies

Conservation area designation means that certain types of work will require approval from the Council, where elsewhere they normally do not.

Central Government guides "A Guide for Householders" and "A Guide for Businesses" give detailed information on planning controls. The Council's "Conservation Areas - General Guide" explains

principles of law and good practice. There may however be additional controls or dedicated policies for your area.

Contact a Conservation Officer on 020 8547 4706/5316 if you are hoping to:-

- Demolish a main building, garage, outbuilding, or a wall.
- Undertake external alterations or an extension.
- Display a sign or advertisement.
- Erect a new building.

Contact a Tree Officer on 020 8547 5506 if you are planning to carry out any works to a tree.

As owners or occupiers you can help preserve the character of Coombe Hill by:-.

- Reading the published guidance and seeking advice from a Conservation Officer several months before you are hoping to start any works.
- Instructing an agent and contractor with experience at carrying out comparable work in a conservation area (see Contacts in "Conservation Areas - A General Guide").
- Choosing design forms and materials for new building works, which respect the character of the individual building and the wider area. This may benefit the value of your property.
- Carrying out routine maintenance to your property, outbuildings, walls, fences, gardens and trees, including decorating with appropriate products, and retaining or reinstating the architectural features such as brickwork, timber windows, cornices, and architraves.
- Being involved in any local body which has the preservation of the local environment as one of its aims, (e.g. a residents association, the Conservation Areas Advisory Committee).
- Responding to any opportunity you may be given to make comments on other people's proposals, or on draft guidance or policies.

The Council will preserve or enhance the character of this area by:-

- Paying special attention to the character of Coombe Hill Conservation Area when making decisions on planning and other types of applications.
- Applying the policies in the Unitary Development Plan (BE3 & BE4), Central Government Guidance, and any adopted Supplementary Planning Guidance when making decisions on planning and other types of applications.
- Ensuring that the required site and press notices, and consultations are carried out on planning applications.
- Making available expert advice on building conservation and tree matters for land and property owners and occupiers.
- Supporting the work of the independent Conservation Areas Advisory Committee who give comments on planning applications and other proposals in conservation areas as an additional source of advice to Officers.
- Ensuring that the special character of Coombe Hill Conservation Area is understood and published.
- Preparing and publishing policies and proposals for the preservation and enhancement of the special character of Coombe Hill Conservation Area.

For further information or advice on Coombe Hill Conservation Area please speak to a Conservation Officer on 020 8547 4652/5316 or a Tree Officer on 020 8547 5506.

All leaflets are available from the Environmental Services Reception of Guildhall 2, High Street, Kingston, all Borough libraries, and on the council website at; www.kingston.gov.uk/envsvcs/

The Coombe Hill Conservation Area consists of 84 properties in an area of 16.8 hectares. The 'special character' of this conservation area has been described as the estate and hinterland to the demolished Coombe Warren, containing several mid 19th century properties by the architect George Devey, and other large interesting 20th century houses in a spacious landscaped setting, adjoining Coombe Hill Golf Course.



Coombe Hill Road.



The Wall Cottage, Coombe Hill Road.



Warren Close, Coombe Hill Road.



Cedar Court, Coombe Hill Road.



Gable Cottage, Beverley Lane.



Listed buildings ■
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Coombe Hill Stables, Beverley Lane.



Coombe Lane West.



Stables, Edmondsbury, Beverley Lane.



Tudor Cottage, Coombe Hill Road.



Edmondsbury, Beverley Lane.

For further information and advice on Coombe Hill Conservation Area please speak to a Conservation Officer on 020 8547 4652/5316.