

Conservation Area 22

# Coombe House

Planning Information



Warren Rise - photo by J.R. South.



# Coombe House Conservation Area no. 22

This guide contains a map and information on the properties included in the Coombe House 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 House Conservation Area was designated in February 1997. The special character of this area can be summarised as:- The core of the demolished Coombe House manorial estate, including walls, outbuildings, and landscape features from the 17th, 18th and 19th centuries, together with the best 20th century infill developments.

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 4652/5316 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 House 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 House 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 House Conservation Area is understood and published.
- Preparing and publishing policies and proposals for the preservation and enhancement of the special character of Coombe House Conservation Area.

For further information or advice on Coombe House 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/](http://www.kingston.gov.uk/envsvcs/)

The Coombe House Conservation Area consists of 17 properties in an area of 3.1 hectares. The 'special character' of this conservation area has been described as the core of the demolished Coombe House manorial estate, including walls, outbuildings, and landscape features from the 17th, 18th and 19th centuries, together with the best 20th century infil developments.



Fitzgeorge Avenue



Fitzgeorge Avenue.



Fitzgeorge Avenue.

Photo by J.R. South.



Traps Lane.

Photo by J.R. South.



Listed buildings ■  
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Warren Rise entrance to the Conservation Area.

Photo by J.R. South.



Listed wall fronting Traps Lane.

Photo by J.R. South.



Listed wall fronting Traps Lane.



Warren Rise

Photo by J.R. South.



Miramonte.



Miramonte.

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