CONSERVATION AREAS
DESIGNATION DOCUMENTS

THE GROVES

Original Proposal To Designate

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CONSERVATION AREAS
DESIGNATION DOCUMENTS

THE GROVES

- Development Committee Report
  24\textsuperscript{th} January 1990
  (and minutes)

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DEVELOPMENT COMMITTEE

24 JANUARY 1990

PROPOSED DESIGNATION OF THE GROVES CONSERVATION AREA

REPORT BY THE DIRECTOR OF DEVELOPMENT

PURPOSE

1. To determine whether any part of The Groves Local Area of Special Character, New Malden, is of sufficient special architectural or historic interest to merit designation as a conservation area.

BACKGROUND

2. Local planning authorities are empowered under Section 277 of the Town and Country Planning Act, 1971, to determine which parts of their area are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance, and to designate such areas as conservation areas.

3. In accordance with Policy UD3 (designation of new conservation areas) of the Kingston upon Thames Local Plan, the historic, architectural and townscape qualities of The Groves Local Area of Special Character, New Malden, have been assessed in order to establish whether any part of the area is of sufficient special interest to merit designation as a conservation area.

DESCRIPTION OF THE LASC

4. The area under consideration is shown on the attached plan 89/202/B. It includes the majority of the properties in Acacia Grove, Chestnut Grove, Lime Grove, Poplar Grove, and Sycamore Grove, plus a further twelve properties on Elm Road. In total there are approximately 450 residential properties, Christ Church School and a number of light industrial and commercial properties within the area.

5. The Groves LASC is a pleasant residential neighbourhood which, owing to its slow development, contains a variety of architectural styles, plot widths, and house types. Primary development continued up until the 1960s; in more recent years redevelopment in the form of small blocks of flats or maisonettes has taken place on a number of sites.

HISTORICAL DEVELOPMENT OF THE AREA

6. Like much of the Royal Borough the land now occupied by The Groves was open farmland up until the Victorian period when the coming of the railway made the area attractive for housing. The farmland which eventually became New Malden was bought speculatively by John King, a draper from Kingston, in 1835. King recognised the potential value of the 97 acre farm once the railway was built, indeed the sale of the land for the railway was one of his first capital returns. Rather than personally developing the land King sold it to developers in a series of large portions. The block of 57 acres which became The Groves was the largest portion: this was sold to the National Freehold Land Society in 1850.
7. The National Freehold Land Society was one of a number of early 'Building Societies' whose aim was to sell small parcels of land to members of the rising middle classes. The new owners were expected to have houses built for themselves on the plots. The intention of the Society was to make Britain a more democratic country, as only freeholders were eligible to vote in Parliamentary elections at the time. At The Groves the Society followed its normal practice of laying out roads and dividing the ground into a number of affordable plots which were then offered for sale at prime cost to paid up shareholders.

8. From early maps of the area and deeds deposited in the Surrey Record Office it seems that the philanthropic aims of the Society were less successful here than they usually were. The Ordnance Survey map of 1866 shows that less than 20% of the plots had been developed by that date; in many cases a block of plots had been bought by a single investor, defeating the Society's aims, while many others remained unsold. A few dwellings which may represent those of the least prosperous investors, such as clerks and small shopkeepers, still survive. These are single storey cottages such as 53 and 55 Acacia Grove. Those on middle incomes would have lived in simple semi-detached houses such as 86-92 Chestnut Grove while houses such as 48/50 Chestnut Grove are of a size and quality to suggest they were built for people such as professionals, retired soldiers, and rich widows.

9. The development of The Groves was painfully slow, perhaps because the National Freehold Land Society had failed to provide any sewers or mains water pipes under the poorly finished roads. Other services were equally poor; the gas production factory of the New Malden Gas, Coal and Coke Company which was built on The Groves estate in 1857 was so unreliable it was taken over and demolished by the Kingston Gas Company only eleven years later. The local railway company were equally reticent about investing in the area and throughout the nineteenth century the station was no more than "a collection of wooden shanties".

10. The 1895 Ordnance Survey map shows that by then about half of the building plots in The Groves had been built on. Its reputation as a less prosperous area was perpetuated by the erection of small semi-detached houses for artisans during the later nineteenth century. Between 1900 and 1918, development was restricted to small semi-detached houses and terraces on some of the remaining unoccupied sites to the west of the area.

11. Post First World War development consisted of a mixture of the ubiquitous stockbroker Tudor on vacant sites or International style blocks of flats on redeveloped sites. This type of piecemeal development, bomb damage replacement and redevelopment has continued to the present day. It is a reflection on the slow development of The Groves that legitimate infilling of vacant plots continued up until the 1960s.
PROPOSED THE GROVES CONSERVATION AREA

12. Although the majority of The Groves LASC was set out as a single project in 1850, the piecemeal development has resulted in an uneven distribution of the houses that are of intrinsic historical or architectural merit. In practice the buildings which reveal most about the historical development of The Groves, which remain in a good state of preservation, are concentrated in the west of the LASC. It is suggested that this area, outlined on plan 89/203/B, should be considered for conservation area designation by this Committee. Even within the suggested area there are a considerable number of buildings which are architecturally uninteresting and detract from its character.

13. The character and appearance of the proposed conservation area depend, to a large extent, on the proportion of houses which have not suffered inappropriate alterations such as unsympathetic replacements of doors and windows, painting of brickwork, removal of boundary walls and the erection of porches and small extensions. These alterations are all permitted development under the General Development Order and are therefore outside the control of the Council even in a designated conservation area. It is possible for these alterations to be brought within the control of the Council using an Article 4 Direction. In cases where the historic buildings have suffered from inappropriate alterations the Council could, if the properties are located within a conservation area, offer grant-aid under the provisions of the Local Authorities (Historic Buildings) Act, 1962, to assist owners with the cost of works which would contribute to the preservation and enhancement of the character and appearance of the conservation area.

BUILDINGS OF MERIT OUTSIDE THE PROPOSED CONSERVATION AREA

14. In addition to the special buildings within the proposed conservation area there are nine further properties within the LASC which are of significant townscape merit. To extend the proposed conservation area to include these buildings would require the inclusion of a large number of aesthetically and historically inferior houses which would diminish the special character and appearance of the area below the level expected of a conservation area. In order to draw attention to the desirability of preserving these buildings it is suggested they should be included within the list of Buildings of Special Townscape Merit when the Unitary Development Plan is prepared. A formal recommendation to this effect will be put forward in the follow-up report to the Committee. Buildings suggested for addition to the list are as follows:

Christ Church School, Lime Grove (built 1870)
Nos 12/14, Sycamore Grove (built 1850-67)
Nos. 20/22/24, Sycamore Grove (built c.1870)
No 25, Sycamore Grove (built c.1865)
Nos 33/35, Sycamore Grove (built 1850-67)
CONSULTATION ON THE PROPOSED DESIGNATION

15. It is proposed that in keeping with the procedure adopted on previous occasions that the Groves Association, the Malden and Coombe Civic Society, the Kingston upon Thames Archaeological Society, the Historic Buildings and Monuments Commission, the Victorian Society and owners and occupiers of properties within the proposed conservation area should be consulted on the question of the designation of The Groves Conservation Area as described in this report.

16. A plan of the proposed conservation area, illustrating some of the features which designation is intended to preserve, will be on display at the meeting.

RECOMMENDATIONS

17. It is RECOMMENDED that:

1) the proposal for a conservation area based on Nos 41-81 (odd) and Nos 46-52 (even) and Nos 68-74 (even) Acacia Road, Nos 30-68 (inclusive) and Nos 70-98 (even) Chestnut Grove, Nos 16/17 Fairmead Close, Nos 49-63 (odd) and Nos 38-54 (even) Lime Grove, and Nos 23-35 (odd) and Nos 22-38 (even) Poplar Grove be adopted for public consultation;

ii) the Groves Association, the Malden and Coombe Civic Society, the Kingston upon Thames Archaeological Society, the Historic Buildings and Monuments Commission, the Victorian Society and owners and occupiers of properties within the proposed conservation area be consulted on the proposed designation of the neighbourhood as a conservation area; and,

iii) a further report be submitted to this Committee with the results of the public consultation exercise.
160. **PROPOSED DESIGNATION OF THE GROVES CONSERVATION AREA**

**RESOLVED that**

(i) the proposal for a conservation area based on Nos 41-81 (odd) and Nos 46-52 (even) and Nos 58-74 (even) Acacia Road, Nos 30-68 (inclusive) and Nos 70-98 (even) Chestnut Grove, Nos 16/17 Fairmead Close, Nos 49-63 (odd) and Nos 38-54 (even) Lime Grove, and Nos 23-35 (odd) and Nos 22-38 (even) Poplar Grove be adopted for public consultation;

(ii) the Groves Association, the Malden and Coombe Civic Society, the Kingston upon Thames Archaeological Society, the Historic Buildings and Monuments Commission, the Victorian Society and owners and occupiers of properties within the proposed conservation area be consulted on the proposed designation of the neighbourhood as a conservation area; and

(iii) a further report be submitted to this Committee with the results of the public consultation exercise.
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THE GROVES

- Development Committee Report
  23rd May 1990
  (and minutes)
DEVELOPMENT COMMITTEE

23 MAY 1990

PROPOSED DESIGNATION OF THE GROVES CONSERVATION AREA

REPORT BY THE DIRECTOR OF DEVELOPMENT

PURPOSE

1. To agree the boundary of the proposed The Groves Conservation Area, to authorize the statutory procedures to enable its formal designation as a conservation area, and to authorize the inclusion of certain buildings on the list of Buildings of Special Townscape Merit maintained by the Council.

BACKGROUND

2. On 24 January 1990 a report was presented to the Development Committee recommending that part only a small of The Groves Local Area of Special Character was of sufficient special architectural or historic interest to be designated as a conservation area. The Committee resolved that:

   i) the proposal for a conservation area based on Nos 53-81 (odd) and Nos 46-52 (even) and Nos 68-74 (even) Acacia Road, Nos 30-68 (inclusive) and Nos 70-98 (even) Chestnut Grove, Nos 16/17 Fairmead Close, Nos 49-63 (odd) and Nos 38-54 (even) Lime Grove, and Nos 23-35 (odd) and Nos 22-38 (even) Poplar Grove be adopted for public consultation;

   ii) the Groves Association, the Malden and Coombe Civic Society, the Kingston upon Thames Archaeological Society, the Historic Buildings and Monuments Commission, the Victorian Society and owners and occupiers of properties within the proposed conservation area be consulted on the proposed designation of the neighbourhood as a conservation area; and

   iii) a further report be submitted to this Committee with the results of the public consultation exercise.

3. A second report was submitted to the Development Committee on 4 April 1990, but it was resolved that consideration of the item should be deferred until members had had an opportunity to visit the proposed conservation area. This visit will take place on 19 May 1990. The report submitted to the Development Committee on 4 April 1990 has been updated and forms the body of this submission.

CONSULTATION ON THE PROPOSED DESIGNATION

4. Details of the proposal were sent to the following organizations and their comment invited:

   (i) The Groves Association
   (ii) Malden and Coombe Civic Society
   (iii) Kingston upon Thames Archaeological Society
   (iv) Historic Buildings and Monuments Commission
   (v) Victorian Society

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5. Additionally, a consultation package was delivered to each property unit in the area containing a letter detailing the historical background of the area, the reasons for designation, a plan outlining the proposed boundary, and a comment sheet for return in a reply-paid envelope. The public were given four weeks in which to reply to the consultation letter. An exhibition board including a large scale plan outlining the proposed boundaries, and photographic material illustrating features which designation is intended to preserve, was available for viewing in the reception area to the Department of Development from 25 January to 28 February 1990.

RESULTS OF THE PUBLIC CONSULTATION EXERCISE

6. The organizations consulted in paragraph 3 replied as follows

(i) **The Groves Association** replied enthusiastically to the proposal and suggested that the majority of The Groves should become a conservation area, and that the Local Area of Special Character should be extended to include additional properties in Melrose Gardens, Kingscot Road and part of Elm Road.

(ii) **Malden and Coombe Civic Society** agreed with the proposal as shown on plan 89/203/B.

(iii) **Kingston upon Thames Archaeological Society** agreed with the proposal as shown on plan 89/203/B.

(iv) **Historic Buildings and Monuments Commission** agreed with the proposal, and suggested a small extension of the area to include Christ Church School.

(v) **Victorian Society** replied in some detail to the consultation. The Society expressed concern that "even in the core of the area proposed for designation the early character of the estate has been somewhat diluted." It highlights the point that Lime Grove, in particular, is of a different character having been built as simple speculative development and not along Freehold Land Society lines. On balance, with some reservations, the Society recommended the area shown on plan 89/203/B for designation as a conservation area.

7. Of the 170 residents contacted through the consultation procedure 64 replied in favour of the designation and three against. Five respondents suggested the whole of The Groves should become a conservation area, four others suggested more restrained additions.

8. As a result of active campaigning carried out by The Groves Association twelve letters were received suggesting Elm Road, the majority of which in not within the LASC, should be included in the proposed conservation area. Most of these correspondents wished to see the area designated in order to place additional controls over traffic flow and development in the area. While such controls may be desirable they are a possible outcome of designation of a conservation area, rather than a justifiable reason for designating one.
9. The suggestion to include the whole of The Groves within the proposed conservation area appears to have arisen from a misunderstanding of the definition of a conservation area which is an area "of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance". These are two quite distinct matters. The Groves Association et al. are correct in suggesting that it is desirable to preserve or enhance the character and appearance of the whole of The Groves, but this is equally true of many districts of the Borough. In general the respondents have failed to address the matter of the special architectural or historic interest of the area. In my opinion only the area identified on plan 89/203/B can be considered to be of special architectural or historic interest.

10. The proposed conservation area contains a significant number of comparatively unaltered buildings of architectural interest. These have retained a high percentage of their architectural detailing such as original windows, doors, roof materials, and the original ornamental brickwork. Permitted development rights of house owners are such that all of these items may be removed or defaced without planning permission. Such action is of various degrees of severity as regards the architectural integrity of a building: the alteration of windows within existing window openings may be seen as a reversible alteration, while the alteration of window openings and the rendering of facades is not. The less serious alterations may be reversed by a willing owner, especially with the incentives of advice and grant-aid from the Council.

11. It has been suggested that in order for an area to be of special architectural interest it is necessary for the degree of architectural integrity to be high. In such areas the incentive of grant aid may be sufficient to ensure the survival of original details, and the gradual replacement of those which have been lost. Where necessary this may be backed up by an Article 4 Direction. It is considered that the buildings in the areas of The Groves not included in the proposed conservation area do not have the architectural integrity required for inclusion in the proposed conservation area and that any additions to the proposed conservation area would seriously undermine the special value of the proposed conservation area. To illustrate this point further a detailed analysis of one street is set out below.

12. Acacia Road is the southernmost of the roads in the proposed conservation area. Its composition is typical of others in the area. Only the western end is included in the proposed conservation area.

13. The proposal as it stands is to include 24 properties with frontages onto Acacia Grove in the conservation area. Of these six are of a high architectural quality (Nos 48/50, 68/70, 55 and 23 Poole Grove), a further 13 properties add positively to the distinctive character of the proposed conservation area. 19 of the 24 properties are of architectural merit, that is 79%. 21 of the 24 properties date from before the First World War.
14. Outside the proposed conservation area there are a further 62 properties in Acacia Grove. From a historical point of view 28 (45%) are post First World War, while from a qualitative point of view only one (No 2, one half of a pair) is of significant architectural merit, and a further three (Nos 7/9, 29) are of above average architectural merit. The remaining older buildings have suffered from extensive alterations through the benefit of permitted development rights. Most seriously, and irreversibly, 57% have either been rendered or painted. 44% have inappropriate replacement doors, and 57% inappropriate replacement windows, in some cases involving structural alteration to the fabric of the building. 21% have little or no greenery or boundary walls to the front gardens as these have been given over to car parking. 15% have visually obtrusive replacement roofing materials or dormer windows added.

15. The same detailed study carried out for other roads would illustrate how the initial architectural quality, the age, and the degree of historical integrity of the buildings outside the proposed conservation area are consistently lower than that of the buildings inside the area. The inclusion of any further properties or areas within the proposed conservation area would only serve to undermine the existing standard set by the Council for conservation areas in the Royal Borough.

16. The Groves Association also suggested that the Local Area of Special Character should be extended to include the majority of the rest of the original Groves estate. This would then act as a buffer to the proposed conservation area, and as a reservoir from which to draw any extensions to the proposed conservation area. The boundary of the area remaining as a local area of special character will be reviewed as part of an overall review of LASCs during the preparation of the Unitary Development Plan.

BUIDINGS OF MERIT OUTSIDE THE PROPOSED CONSERVATION AREA

17. In addition to the special buildings within the proposed conservation area there are nine further properties within the LASC which are of significant townscape merit, as reported to this Committee on 24 January 1990. A tenth, the Royal Oak Public House just outside the LASC is also of considerable townscape merit. To extend the proposed conservation area to include these buildings would require the inclusion of a large number of aesthetically and historically inferior houses which would diminish the special character and appearance of the area below the level expected of a conservation area. In order to draw attention to the desirability of preserving these buildings it is suggested they should be included within the list of Buildings of Special Townscape Merit. Buildings suggested for addition to the list are as follows:

Christ Church School, Lime Grove (built 1870)
Nos 12/14, Sycamore Grove (built 1850-57)
Nos. 20/22/24, Sycamore Grove (built c.1870)
No 25, Sycamore Grove (built c.1865)
Nos 33/35, Sycamore Grove (built 1850-57)
Royal Oak Public House, No 90 Coombe Road (c1860, remodelled 1905)
CONCLUSIONS

18. The public consultation exercise has shown that there is strong local support for the proposal to designate a conservation area in The Groves area. There is also strong local support for the designation of an extended area. The initial report to this Committee stated that "Even within the suggested area there are a considerable number of buildings which are architecturally uninteresting and detract from its character." Despite the representations from the residents to increase the size of the proposed conservation area I am still of the opinion that the inclusion of any additional buildings or areas within the proposed conservation area would dilute the special architectural interest of the area to the extent that it would cease to warrant designation at all.

RECOMMENDATIONS

19. It is RECOMMENDED that:

(i) the boundary shown on plan 89/203/B including Nos 53-81 (odd) and Nos 46-52 (even) and Nos 66-74 (even) Acacia Road, Nos 30-68 (inclusive) and Nos 70-98 (even) Chestnut Grove, Nos 16/17 Fairmead Close, Nos 49-63 (odd) and Nos 38-54 (even) Lime Grove, and Nos 23-35 (odd) and Nos 22-38 (even) Poplar Grove be approved;

(ii) the necessary statutory procedures for the designation of The Groves Conservation Area, under Section 277B of the Town and Country Planning Act, 1971, as amended by the Town and Country Planning Amenities Act, 1974, be carried out; and,

(iii) the following buildings be added to the list of Buildings of Special Townscape Merit maintained by the Council,

Christ Church School, Lime Grove (built 1870)
Nos 12/14, Sycamore Grove (built 1850-67)
Nos. 20/22/24, Sycamore Grove (built c.1870)
No 25, Sycamore Grove (built c.1865)
Nos 33/35, Sycamore Grove (built 1850-67)
Royal Oak Public House, No 90 Coombe Road (c1860, remodelled 1905)

BACKGROUND PAPERS

Letters regarding the proposed designation of The Groves as a conservation area have been received from the following.

The Groves Association 27.2.90
Maiden and Coombe Civic Society 12.2.90
The Victorian Society 14.2.90
Kingston upon Thames Archaeological Society 20.2.90
English Heritage 13.3.90
A Watson
Mrs L B Pratt
Dr and Mrs J G Diamond
Ms P Howard
Mr and Mrs P Puzacz
Mrs D Bailey
Mr and Mrs G J Chapman
Mr and Mrs M Lloyd
Mrs P J Perry
Mrs J Kelly
J R Parker
Mrs B Dunn
T H Martin
Mrs C M Langridge
Mr and Mrs R Land
T J Hankin
R Nunn
C J Biggstone
Mr and Mrs N Ward
Mr and Mrs K Walter
R Jordan
Ms J Allen
Derby Industries Ltd
W B Reed
A P Soundy
Mrs H Lines
Mrs E McCormack
Mrs G D Williams
Mrs G M Tisdall
Msrs J Pearson, Solicitors
Z Blonski
Mr and Mrs T J Brown
Mr and Mrs D Unsworth
Mr and Mrs B Porter
T J Atkin
A R Tait
G Belcher
P Jenn
A T F Nice
A Quinn
Mr and Mrs P J Flower
C Lewis
Mrs S Fritsch
Mrs A Simmons
D J Paxton
P Wylde

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28.2.90
28.2.90
1.3.90
3.3.90

R L Morgan
Ms E M Bremner
J S Hutton
S J Burley
J H Osborne
J Cheek
J Larkins
Mr and Mrs D A Ballard
Ms V Dunn
R Bain
Mrs J Bratley
Thair
N Parison
P Fineberg
J E W Martin
Mrs S A Cottrell
H R Black
J Stainton
Mrs P H Clarke
A Gilpin Associates
Mr and Mrs R M Hersey
Mr and Mrs G B Phillips
Mrs V Silber
Mrs S A Cotterell
Ms R M Kent
R D Bishop
C M Abbott
Mrs J Watkins
S J Murch

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(date received)
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10. **PROPOSED DESIGNATION OF THE GROVES CONSERVATION AREA** (Minute No. 198/4/90)

**RESOLVED** that

(i) the boundary shown on plan 90/097/B including Nos. 41-81 (odd) and Nos. 36-52 (even) and Nos. 68-74 (even) Acacia Grove, No. 11, Nos. 13-68 (inclusive) and Nos. 70-98 (even) Chestnut Grove, Nos. 16/17 Fairmead Close, Nos. 49-63 (odd) and Nos. 38-54 (even) Lime Grove, and Nos. 5-35 (odd) and Nos. 22-38 (even) Poplar Grove be approved;

(ii) the necessary statutory procedures for the designation of The Groves Conservation Area, under Section 277B of the Town and Country Planning Act, 1971, as amended by the Town and Country Planning Amenities Act, 1974, be carried out; and,

(iii) the following buildings be added to the list of Buildings of Special Townscape Merit maintained by the Council,

Christ Church School, Lime Grove (built 1870)
Nos. 12/14, Sycamore Grove (built 1850-67)
Nos. 20/22/24, Sycamore Grove (built c.1870)
No. 25, Sycamore Grove (built c.1865)
Nos. 33/35, Sycamore Grove (built 1850-67)
Royal Oak Public House, No 90 Coombe Road
(c1860, remodelled 1905)
CONSERVATION AREAS
DESIGNATION DOCUMENTS

THE GROVES

Statutory Designation Documents
For Original Designation

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APPENDIX 7

Particular attention is drawn to the text that is "boxed"

THE LONDON GAZETTE, 12TH JULY 1990

11800

(b) to re-enact the provisions of the above Order with the following amendments:

(i) Park Street, from its junction with Ebor Street, both sides, for its whole length (65 metres);
(ii) Ebor Street, north side, from the centre of its junction with Harper Street, both east and west for 15 metres, an overall distance of 30 metres; and
(iii) York Street, both sides, from its junction with Harper Street backwards for approximately 10 metres from the kerbline of Harper Street.

A copy of the Order which comes into effect on 17th July 1990, together with a map showing the roads affected may be inspected at County Hall, Northallerton and at NYCC District Office, Canal Road, Selby during normal office hours.

If you wish to question the validity of the Order or of any provision contained in it on the grounds that it is not within the powers conferred by the Road Traffic Regulation Act 1984 or on the grounds that any requirement of that Act or any Instrument made under it has not been compiled with in relation to the Order, you may, within 6 weeks from 17th July 1990 apply to the High Court for this purpose.

County Hall, Northallerton.
12th July 1990.

M. H. Lightfoot, County Secretary

TOWN AND COUNTRY PLANNING ACTS

NORTH DEVON DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 46(2)

Revocation Order

Planning permission for Agricultural Worker’s Dwelling (Reference 6680) Land at Nutcombe Farm, Combe Martin.

Notice is hereby given that the North Devon District Council has made an Order under section 45 of the Town and Country Planning Act 1971 to revoke the above planning permission.

The Council has been notified in writing by the owner/occupier of the land that he does not object to the Order.

Any persons who will be affected by the Order and who wish the opportunity of appearing before and being heard by the Secretary of State for the Environment must give notice in writing to that effect to the Secretary of State, Department of the Environment, Victoria House, Houson Street, Bristol BS2 9DJ not later than 10th August 1990.

If no such notice is given by that date the Order will take effect by virtue of the provisions of section 46 of the Town and Country Planning Act 1971 on 25th August 1990 without being confirmed by the Secretary of State.

K. B. Morgan, Solicitor

ROYAL BOROUGH OF KINGSTON-UPON-THAMES

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 277 (AS AMENDED)

The Groves Conservation Area, New Malden

Notice is hereby given that on 23rd May 1989 the Council of the Royal Borough of Kingston-upon-Thames designated the area identified in the plan herewith mentioned and referred to in the Schedule to this notice as a Conservation Area, pursuant to section 277 of the Town and Country Planning Act 1971 (as amended).

A plan showing the boundaries of the conservation area may be inspected at the offices of the Director of Development, Guildhall II, Kingston-upon-Thames, between the hours of 9 a.m. and 5 p.m. Monday to Fridays.

The effect of the designation is that:

(1) Conservation Area Consent is required for the demolition of all listed buildings within the area, except those buildings excluded by a direction made by the Secretary of State;

(2) it is an offence to cut down, top, lop, uproot, willfully damage or willfully destroy any tree in the Conservation Area except with the consent of the Local Planning Authority or after the expiry of 6 weeks from giving the Local Planning Authority notice of any intention to carry out any of the said works;

(3) the Local Planning Authority is under a duty to formulate and publish proposals for the preservation and enhancement of the Conservation Area, and to pay special attention to the desirability of preserving and enhancing the character or appearance of the Conservation Area;

(4) applications for development which, in the opinion of the Local Planning Authority, affect the character or appearance of the Conservation Area must be given publicity and representations received in consequence taken into account in determining the application.

M. W. Gilks, Director of Development

Guildhall, Kingston-upon-Thames.

SCHEDULE

The Conservation Area comprises an area including the following properties:

Nos. 41-81 (odd) and Nos. 36-52 (even) and Nos. 58-74 (even) Acaea Road;

No. 11, Nos. 13-68 (inclusive) and Nos. 70-98 (even) Chestnut Grove;

Nes. 16-17 Fairmead Close;

Nos. 49-63 (odd) and Nos. 38-54 (even) Lime Grove;

Nos. 5-35 (odd) and Nos. 22-28 (even) Poplar Grove.

WINCHESTER CITY COUNCIL

TOWN AND COUNTRY PLANNING ACT 1971
TOWN AND COUNTRY AMENITIES ACT 1974

Designation of Conservation Areas

Notice is hereby given that on 20th June 1990 the Winchester City Council, in pursuance of its powers under section 277 of the Town and Country Planning Act 1971, designated part of Sheffield Village and Conservation Area.

The effects of such a designation is that, subject to certain exemptions, no buildings or part of a building situated in the Conservation Area shall be demolished without the prior consent of either the Local Planning Authority or the Secretary of State for the Environment.

Furthermore, at least 6 months notice must be given of any intention to fell or fell any tree within the Conservation Area.

When contemplating proposals concerning any of the above works, or for further information and advice, please write to, or call on, the Director of Planning, Avalon House, Chest Street, Winchester SO23 8HU, or telephone Winchester 402222 (ext. 2398).

Plans showing the extent of the Conservation Area can be seen at the above address during normal office hours.

J. B. Thompson, Director of Planning

10th July 1990.

HIGHWAYS ACTS

BLACKBURN BOROUGH COUNCIL

HIGHWAYS ACT 1980, SECTION 116

Stopping-up of Streets

Notice is hereby given, that the Blackburn Borough Council the duly authorised agents of the Lancashire County Council, the Highway Authority, intend to apply to the Magistrates’ Court sitting at The Court House, Northgate, Blackburn, on Tuesday, 21st August 1990, at 10 o’clock in the forenoon for an Order that certain highways known as (a) Barley Lane, Blackburn from its junction with Monagie Street to its junction with Shaw Street, (b) part Bshaw Street, Blackburn from its junction with Barley Lane for a distance of 41 metres in a northwesterly direction be stopped upon the ground that the same are unnecessary.

A plan showing the effect of the proposed Order is on deposit at the offices of the Assistant Chief Executive (Legal and Administrative Services) at the Town Hall, Blackburn (Floor G) and this may be inspected free of charge on weekdays (Saturdays, Sundays and Bank Holidays excepted) between the hours of 9.30 a.m. and 5 p.m. until 21st August 1990.

J. B. Huck, Assistant Chief Executive (Legal and Administrative Services)

17th July 1990.
A copy of the Order, which will come into operation for the purposes of the placing of traffic signs, etc. on 16th July 1990 and for all other purposes on 23rd July 1990 and of maps which show the lengths of roads to which the Order relates, of the City of Westminster (Parking Places) Order 1973 (and of any Orders which have previously been amended or applied that Order) and of the Council's statement of reasons for making the Order can be inspected between 9 a.m. and 4.30 p.m. on Mondays to Fridays until 21st August 1990 in One-Stop Services (First Floor), Westminster City Hall, 6 Victoria Street, London SW1E 6QP.

Any person desiring to question the validity of the Order or of any provision contained therein on the grounds that it is not within the relevant powers of the Road Traffic Regulation Act 1984 or that any of the previously required thereof or of any relevant regulations made thereunder has not been complied with in relation to the Order may make application for the purpose to the High Court by 21st August 1990.

S. Spole, Director of Planning and Transportation (the officer appointed for this purpose).

11th July 1990.

WILTSHIRE COUNTY COUNCIL

The County of Wiltshire (Various Roads, Tisbury) (Prohibition and Restriction of Waiting) Order 1990 (previously advertised as 1989)

Notice is hereby given that the Wiltshire County Council propose to make an Order under sections 1, 2 and 4 of the Road Traffic Regulation Act 1984, the effect of which will be to impose waiting restriction on various lengths of road in Tisbury as described in the Schedule below.

The County of Wiltshire (High Street and The Causeway, Tisbury) (Prohibition and Restriction of Waiting) Order 1974 will be revoked as part of the Order.

Objections to the proposals, together with the grounds on which they are made must be sent in writing to reach the undersigned by not later than 6th August 1990, quoting ref. RMF/ENV/PC/2391.

N. A. Smith, County Secretary and Solicitor

Wiltshire County Council.

Trowbridge, Wiltshire.

SCHEDULE

No Waiting at any time

The Causeway, east side, from a point 2 metres from its junction with High Street to a point 12 metres from that junction.

High Street, east side, from a point 21 metres north of its junction with Weaveland Road to a point 5 metres north of that junction.

No Waiting, Monday to Saturday, 8 a.m. to 6 p.m.

High Street, west side, from a point 20 metres north of its junction with Park Road to a point 10 metres south of that junction.

Waiting Limited to 1 Hour, Monday to Saturday, 8 a.m. to 6 p.m. (Return Prohibited within 1 Hour)

The Square, east side, from a point 15 metres south of its junction with High Street to a point 15 metres north of its junction with The Avenue to its junction with High Street.

The Square, east side, from a point 25 metres south of its junction with Church Street (south end spur) 12th July 1990.

WINCHESTER CITY COUNCIL

The City of Winchester (Central Area) Traffic Regulation (Consolidation) (Variation No. 9) Order 1989

Notice is hereby given that on 29th June 1990, Winchester City Council made the above Order under the provisions of the Road Traffic Regulation Act 1984. The effects of the Order which will come into effect on 1st July 1990 will be to prohibit waiting at any time with exemptions for picking up and putting down passengers and for loading and unloading goods in the following lengths of streets:

(1) Middle Brook Street, from High Street to St. George's Street
(2) St. George's Street, the entire length
(3) St. George's Street, from Middle Brook Street to Upper Brook Street
(4) Upper Brook Street, from the Friargate extension to St. George's Street
(5) Friargate Street, the new extension from Middle Brook Street to Upper Brook Street

The purposes of this Order are to:

(a) Keep the Friargate Extension/Upper Brook Street part of the one-way system free from waiting vehicles at all times.
(b) To prevent parking in Silver Hill and Middle Brook Street outside of the working day.
(c) To permit loading/unloading at all times in the lower part of St. George's Street (currently banned in peak hours).

Orders restricting vehicular access to Silver Hill, Middle Brook Street and St. George's Street have previously been advertised and these streets will become semi-pedestrian areas.

A copy of the Order and map showing the roads to which the Order relates may be inspected during normal office hours at the address given below.

If you wish to question the validity of the Order or any provision contained in it on the grounds that it is not within the powers conferred by the Road Traffic Regulation Act 1984 or on the grounds that any requirement of that Act or any instrument made under it has not been complied with in relation to the Order, you may, within 6 weeks for 29th June 1990 apply to the High Court for this purpose.

R. C. Durrant, City Secretary and Solicitor

Winchester City Council, City Offices, Colebrook Street, Winchester, Hampshire.

30th June 1990.

WINCHESTER CITY COUNCIL

The City of Winchester (Central Area) Traffic Regulation (Consolidation) (Variation No. 9) Order 1989

Notice is hereby given that on 29th June 1990 Winchester City Council made an Order under the provisions of the Road Traffic Regulation Act 1984. The effects of the Order which comes into effect on 1st July 1990 will be to prohibit waiting and loading and unloading at any time in the following lengths of streets:

Friargate, north side, from Eastgate Street to Upper Brook Street.

Friargate, south side, from Eastgate Street to a point 25 metres north of Tanner Street.

Friargate, south side, from a point 44 metres north of Tanner Street to its junction with Upper Brook Street.

St. George's Street, both sides, from its junction with Upper Brook Street to its junction with Parchment Street.

Upper Brook Street, both sides, from its junction with Friargate (extended) to its junction with St. George's Street.

There will be exemptions to the Order for emergency vehicles, statutory undertakers, vehicles waiting at the direction of a police officer etc.

The picking up and setting down of passengers in the affected streets will not be permitted.

The purpose of this Order is to keep the Friargate/Upper Brook Street and lower St. George's Street part of the one-way system free from waiting vehicles at all times.

A copy of the Order and map showing the roads to which the Order relates may be inspected during normal office hours at the address given below.

If you wish to question the validity of the Order or of any provision contained in it on the grounds that it is not within the powers conferred by the Road Traffic Regulation Act 1984 or on the grounds that any requirement of that Act or any Instrument made under it has not been complied with in relation to the Order, you may, within 6 weeks for 29th June 1990 apply to the High Court for this purpose.

R. C. Durrant, City Secretary and Solicitor

Winchester City Council, City Offices, Colebrook Street, Winchester, Hampshire.

30th June 1990.

NORTH YORKSHIRE COUNTY COUNCIL

The Council of the County of North Yorkshire (Consolidation and Prohibition and Restriction of Waiting) (Selby) Order 1990

Notice is hereby given that on 28th June 1990 the Council of the County of North Yorkshire made an Order under section 1(1) and (2), 2(1) to (3) and 4(2) of the Road Traffic Regulation Act 1984 the effect of which is to:

(a) Revoked "the Council of the County of North Yorkshire (Consolidation and Prohibition and Restriction of Waiting) (Selby) Order 1986; and
CONSERVATION AREAS
DESIGNATION DOCUMENTS

THE GROVES

- Local Paper/Surrey Comet Notice
ROYAL BOROUGH OF KINGSTON UPON THAMES
TOWN AND COUNTRY PLANNING ACT, 1971
SECTION 277 (AS AMENDED)
THE GROVES CONSERVATION AREA, NEW MALDEN

NOTICE is hereby given that on 23 May 1989 the Council of the Royal Borough of Kingston upon Thames designated the area identified in the plan herein after mentioned and referred to in the schedule to this Notice as a Conservation Area, pursuant to Section 277 of the Town and Country Planning Act, 1971 (as amended), i.e. A.4.5.5 etc.

A plan showing the boundaries of the Conservation Area may be inspected at the offices of the Director of Development, Guildhall, Kingston upon Thames, between the hours of 8am and 5pm Mondays to Fridays.

The effect of the designation is that:

1. "Conservation Area Consent is required for the demolition of all unlisted buildings within the Conservation Area, except those buildings excluded by a Direction made by the Secretary of State.

2. It is an offence to cut down, top, lop, uproot, wilfully damage or wilfully destroy any tree in the Conservation Area except with the Consent of the Local Planning Authority or after the expiry of 6 weeks from giving the Local Planning Authority Notice of any intention to carry out any of the said works.

3. The Local Planning Authority is under a duty to formulate and publish proposals for the preservation and enhancement of the Conservation Area, and to pay special attention to the desirability of preserving and enhancing the character or appearance of the Conservation Area; and;

4. Planning applications for development which would, in the opinion of the Local Planning Authority, affect the character or appearance of the Conservation Area must be given publicity and representations received in consequence, taken into account in determining the application.

SCHEDULE

The Conservation Area comprises an area including the following properties:

Nos. 41-61 (odd) and Nos. 36-52 (even) and Nos. 88-74 (even) Alcester Road;
No. 11, Nos. 13-68 (inclusive) and Nos. 70-99 (even) Chestnut Grove;
Nos. 16/17 Fairmead Close;
Nos. 48-63 (odd) and Nos. 38-54 (even) Lime Grove;
and, Nos. 5-35 (odd) and Nos. 22-38 (even) Poplar Grove.

M. W. GILKS
Director of Development

Guildhall
Kingston upon Thames
CONSERVATION AREAS
DESIGNATION DOCUMENTS

THE GROVES

• Notice To Secretary of State/
  Government Office for London

Better Letters

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so we can contact you. Or, you can phone our help line on 020 8547 5177.

Printed on 100% Recycled Paper
Director of Development
M W Gilks  BA(Hons)M.Soc.Sc.MRTPI

My Ref: MJH
Your Ref: 
Enquiries to: Mr M Higgins

28 June 1990

Mr P Tew
Department of the Environment
Greater London Regional Office
Millbank Tower, 21-24 Millbank
London SW1P 4QU

Guildhall
Kingston upon Thames
Surrey KT1 1EU

Direct line: 081 547 4706
FAX: 081 547 5363

Dear Mr Tew

TOWN AND COUNTRY PLANNING ACT 1971
TOWN AND COUNTRY AMENITIES ACT 1974 - SECTION 277 (b)
DESIGNATION OF CONSERVATION AREAS

I hereby give notice that on 23 May, 1990, the Council designated The Groves Conservation Area, New Malden, under Section 277(b) of the Town and Country Planning Act, 1971, as amended by the Town and Country Amenities Act, 1974.

I enclose a copy of the map and press notice that was placed in the Surrey Comet.

Yours sincerely

[Signature]

Director of Development

Encl.

All communications to be addressed to Director of Development (Planning) quoting reference above.
CONSERVATION AREAS
DESIGNATION DOCUMENTS

THE GROVES

• Notice to English Heritage/
The Commission

Better
Letters

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FREEPOST RBK BETTER LETTERS. Don't forget to send your name and address
so we can contact you. Or, you can phone our help line on 020 8547 5177.
31 May, 1990

Mr B Hennessy  
Research and Development Section  
Historic Buildings & Monuments Commission  
23 Saville Row  
London W1X 2BT

Dear Mr Hennessy

SECTION 277(b) - TOWN AND COUNTRY PLANNING ACT 1971  
NOTIFICATION OF THE DESIGNATION OF  
THE GROVES CONSERVATION AREA, NEW MALDEN

I hereby give notice as required by Section 277(b) of the Town and Country Planning Act, 1971, that the area shown on the attached plan was designated as The Groves Conservation Area on 23rd May, 1990, by the Development Committee of the Borough Council.

Yours sincerely

[Signature]

Director of Development

Encl.

All communications to be addressed to Director of Development (Planning) quoting reference above.
CONSERVATION AREAS
DESIGNATION DOCUMENTS

THE GROVES

Other Designation Documents
For Original Designation

Better Letters
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so we can contact you. Or, you can phone our help line on 020 8547 5177.

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CONSERVATION AREAS
DESIGNATION DOCUMENTS

THE GROVES

- Notice to Owners/Occupiers
Dear Sir/Madam

DESIGNATION OF THE GROVES CONSERVATION AREA

I write to inform you that on 23 May, 1990, the Development Committee of the Council formally designated a new conservation area based on properties located in The Groves area of New Malden.

The boundary of the new conservation area is shown on the attached plan No. 90/094/B, and the properties included within the area as follows:

Nos 41-81 (odd) and Nos 36-52 (even) and Nos 68-74 (even) Acacia Road;
No 11, Nos 13-68 (inclusive) and Nos 70-98 Chestnut Grove;
Nos 15/17 Fairmead Close;
Nos 49-63 (odd) and Nos 38-54 (even) Lime Grove;
and, Nos 5-35 (odd) and Nos 22-38 (even) Poplar Grove

The designation of your neighbourhood as a conservation area has placed certain obligations on the Council. These are as follows:

(i) to pay special attention to the desirability of preserving or enhancing the character of the conservation area in the exercise of any of its powers under the Town and Country Planning Act, 1971, and the Local Authorities (Historic Buildings) Act 1962;

(ii) to advertise any planning applications for development which would affect the character or appearance of the conservation area, and to take into account in determining such applications any representations received; and,

(iii) to formulate and publish proposals for the preservation and enhancement of the conservation area.

over/........
Furthermore the inclusion of your property within the conservation area has placed certain restrictions on you. These are as follows:

(i) with certain exceptions, anyone proposing to demolish an unlisted building in the conservation area has to first apply to the Council for Conservation Area Consent. This does no mean that buildings can not be demolished, but does provide a check to ensure that those which contribute positively to the character of the conservation area are not lost without justification;

(ii) with exceptions, anyone proposing to do work on trees in the conservation area, which are not already protected by a Tree Preservation Order, has to give the Council six weeks' notice of their intention before the work is carried out in order that the desirability of retaining the tree can be assessed. This does not apply to fruit trees, dead, dying or dangerous trees, nor to any tree with a diameter of less than 75mm.

(iii) the permitted development rights for works within the curtilage of a single family dwelling are slightly different to those in other areas. As is the norm, it is necessary to seek a determination as to whether planning permission is required when proposing works. The controls are more restrictive for works involving the enlargement of a house, any alteration to the roof, the erection of a building which is not attached to a dwelling, and the cladding of any part of the exterior of a building;

I hope that the information contained in this letter is helpful, and I look forward to receiving your support and co-operation in preserving and enhancing the character and appearance of the new conservation area.

Yours faithfully,

M. W. [Signature]
Director of Development

All communications to be addressed to Director of Development (Planning) quoting reference above
CONSERVATION AREAS
DESIGNATION DOCUMENTS

THE GROVES

• Schedule of Addresses.
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