



CONSERVATION AREAS DESIGNATION DOCUMENTS

COOMBE HOUSE

Original Proposal To Designate



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CONSERVATION AREAS DESIGNATION DOCUMENTS

COOMBE HOUSE

- **New Malden Neighbourhood Committee Report**
27th February 1997
(and minutes)



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NEW MALDEN NEIGHBOURHOOD COMMITTEE

27 FEBRUARY 1997

COOMBE HOUSE LOCAL AREA OF SPECIAL CHARACTER : PROPOSED
DESIGNATION OF THE COOMBE HOUSE CONSERVATION AREA
REPORT BY THE DIRECTOR OF ENVIRONMENTAL SERVICES

SUMMARY

On 6 June 1996 the Neighbourhood Committee considered a report relating to the reduction in size of the Coombe Hill Local Area of Special Character (LASC), part of which was within New Malden Neighbourhood, and agreed to redraft the boundary and rename a smaller area the Coombe House LASC. It was also resolved that a spot listing request be made to the Secretary of State for National Heritage on various buildings in the area. Since a negative response has been received to the request, the resolution requires a report on the options for the designation of conservation area status.

This report puts forward, for the purpose of public consultation, a proposed conservation area boundary which is smaller than the LASC. It is necessary that this report contains a well considered justification to ensure the special interests of the area are defined and recorded in some detail, particularly in the light of the previous recommendations to this Committee.

RECOMMENDATIONS

It is **RECOMMENDED** that

1. the proposal to designate the Coombe House Conservation Area as shown on plan No. 97/027/B2 in Annex 3, be adopted for the purpose of public consultation;
2. the proposal to delete the Coombe House Local Area of Special Character be adopted for the purpose of public consultation;
3. the owners and occupiers of properties in the proposed Coombe House Conservation Area and within the existing Coombe House LASC, the New Malden and Old Malden Conservation Areas Advisory Committee, English Heritage, The Victorian Society, The Georgian Group, The Society for the Protection of Ancient Buildings, and any local amenity group with a legitimate interest in the area (including the Malden and Coombe Civic Society, the Kingston upon Thames Society, the Kingston upon Thames Archaeological Society, Coombe House Residents' Association, Coombe House Chase Residents' Association, Malden and Coombe Residents' Association Ltd), be consulted on the

proposed designation of the Coombe House Conservation Area and the deletion of the Coombe House LASC; and

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

BACKGROUND.

1. The report to this Committee on 25 January 1996 assessed whether any part of the Coombe Hill LASC, which at that time included what is now the Coombe House LASC, was worthy of conservation area designation. The area based on the Coombe House Estate was assessed under the title of Area A and it was concluded that the area did have some historic interest as it is the site of the mansion and garden from which a wide area of Coombe was once administered, but that its architectural interest was limited as the few individual buildings surviving from the early estate do not read as part of a group due to the extent and nature of the twentieth century redevelopment that has taken place. The area does not relate in character and appearance to the Coombe Hill Conservation Area, and the complete Coombe House LASC was considered to be of insufficient special interest to merit a separate conservation area designation.
2. A consultation exercise was carried out in the spring of 1996 on the designation of the Coombe Hill CA and the revisions to create the Coombe House LASC. The results on the creation of the Coombe House LASC were reported to this Committee on 6 June 1996. There was no objection to the Coombe House LASC designation, but the consultation did generate some pressure for the designation of some or all of the area as a conservation area. This Committee resolved to adopt the Coombe House LASC (see Annex 1, Plan No 97/026/B2); to send a request to the Secretary of State for National Heritage asking for Neville House, Neville Cottage, Coombe Vane, Vane House, and the associated estate walls on Warren Rise to be considered for spot listing; and that, if a negative response was received, options for the designation of conservation area status be presented.

THE SPOT LISTING DECISION

3. A spot listing application supported by extensive background information was made in July 1996. A letter from the Department of National Heritage dated 5 December concludes: *"Having received all the evidence, the Department has decided to accept English Heritage's advice and will not be adding these buildings to the statutory list"*. This is a finite decision as there is no mechanism for appeal. This Committee's resolution of 6 June 1996, therefore, requires options for the designation of conservation area status to be considered.

NEW MALDEN AND OLD MALDEN CONSERVATION AREAS ADVISORY COMMITTEE (CAAC) RECOMMENDATION.

4. This CAAC was asked for comments on the proposed Coombe House LASC for inclusion in the report to this Committee on 6 June 1996. Its letter of 31 May 1996

advises that the CAAC considers the Coombe House Area worthy of conservation area status. The debate continued at its meetings in July and August 1996 and at the meeting on 8 January 1997 the boundary shown on plan No. 97/026/B2 in Annex 1 was agreed as the CAAC's recommended conservation area boundary.

REASSESSMENT OF THE SPECIAL INTERESTS OF THE AREA.

5. The refusal of the Department of National Heritage to list the group of historic buildings on Warren Rise is disappointing and suggests the special interests of the area surrounding this group of buildings should be reassessed. The report to the January 1996 Committee concludes that, whilst the area contains a few individual buildings of architectural interest, they do not read as part of a group as they are both distant and disparate in character. A conservation area which possesses special architectural interest would commonly be based on either a group of listed buildings, or one or more groups of unlisted buildings which are architecturally coherent. The unique character of the Coombe House area is derived from the strength of the landscape which in parts links the historic structures remaining from the ancient Coombe House mansion houses.
6. Accepting that the area is not of special architectural interest, it must be determined whether the area is of special historic interest and if that interest is sufficiently prominent in the character and appearance of the area today. The Manor of Coombe has followed many other manor houses into oblivion, absorbed by the ever expanding town. A review of the historic interest previously reported to this Committee, together with some further research, is set out in Annex 2. The research clearly shows that the Coombe House area has some special historic interest and the features identified are worthy of preservation to ensure they remain part of the locally cherished scene. It is necessary to establish how best this can be achieved and whether an area designation is the most appropriate safeguard.

HOW CAN THE HISTORIC INTEREST BE SAFEGUARDED?

7. The best safeguard for individual historic structures is listed building status. Whilst a significant length of the estate wall on Traps Lane has been listed since 1983, the application for spot listing more of the historic structures has been unsuccessful. These buildings and the two lodges are identified locally as Buildings of Townscape Merit and Policy UD8 of the emerging Unitary Development Plan (UDP) will ensure that their intrinsic qualities and setting are considered when any development proposals come forward. Identification of individual buildings or structures may not be sufficient to preserve their setting and is unlikely to protect any topographical or landscape features.
8. With respect to the landscape interest in the Coombe House area, the application of the UDP Policy UD11 should ensure consideration is given to the existing landscaping features and the need for additional planting when assessing the impact of new development. The area is also covered by many individual and group Tree Preservation Orders, although some smaller areas have not been resurveyed since the 1950s. The conservation area legislation would require most trees over 75mm in diameter, not covered by TPOs, to be subject to the six weeks notice procedure to enable them to be made subject to a TPO if appropriate. The resurveying of the

area for new TPOs could achieve more comprehensive protection if resources were made available. The verges and street trees, many of which are subject to TPOs, are owned and maintained by the Coombe House Residents' Association who appear to be keen to safeguard the natural landscape. Conservation area designation would provide a significant degree of protection to existing and future trees, that are not currently subject to TPOs. However, the conservation area controls do not provide protection to ground level planting or hedgerows.

9. If the emerging historic interest of the Coombe House Estate is to be safeguarded by additional planning controls derived from conservation area designation, it must be carefully defined and recorded. The additional planning controls can be summarised as :
 - a. demolition of all or part of a building or structure over 115 cubic metres would require conservation area consent;
 - b. works to most trees would require six weeks notice, unless already subject to a tree preservation order;
 - c. permitted development rights to single family houses and industrial or warehouse premises would be more restrictive. For example, planning permission would be required for alterations to any part of the roof of a house, the cladding of the exterior and the installation of a satellite dish;
10. The Authority's obligations following the designation of a conservation area are:
 - a. to pay special attention to the conservation area in exercising any of its powers;
 - b. to advertise planning applications and take into account any representations; and
 - c. to formulate and publish proposals for the preservation and enhancement of the area.

FEATURES WHICH DO NOT CONTRIBUTE TO THE HISTORIC INTEREST OF THE AREA.

11. The inclusion of areas which do not contain any buildings or other features which contribute to the historic interest of the Coombe House estate would devalue the status of any conservation area. The surviving historic Coombe House Estate features identified Annex 2, paragraph 4, have been engulfed in twentieth century development, and whilst some is of intrinsic architectural merit, such as the listed Miramonte, Warren Rise (1937) by Maxwell Fry, much bears no architectural or topographical relationship to the historic features. The LASC as a whole does not have a coherent architectural nature which contributes to the historic interest. Those areas which particularly detract from the historic interest are:-

The land between Coombe Lane West (126-142) and Fitzgeorge Avenue containing post 1950s detached houses of no architectural interest, excepting Coombe Hill Lodge. These developments on what was open land have undermined the relationship of this area to the northern wall of the historic estate and, therefore, it has no historic interest. The houses in this area are covered by property covenants limiting the subdivision of the plots. This is not a planning policy and planning permissions granted by the Authority and on appeal have been implemented except where they have been successfully challenged by individuals under the Land Tribunal Act. The Coombe low residential density policy (UD7) and the use of Tree Preservation Orders are sufficient to preserve the setting of the historic features of Coombe House and, if a conservation area is designated, it would be a material consideration to preserve the setting of an adjacent conservation area.

Coombe House Chase (1967) and four 1970s detached houses to the west. These houses are of no individual or group architectural interest. The creation of these two cul-de-sacs pays no respect to the historic estate boundaries or the relationship of the main house to the service buildings. The three 1970s houses were built in the grounds of Turret House, a 1935 house with some architectural features typical of its date. If an application were submitted to demolish any of these houses, it would be difficult to argue that they made a contribution to the historic interest of the Coombe House estate, and should be preserved. The topographic and landscape features do not provide a sufficient contribution in these area to warrant inclusion.

THE PROPOSED CONSERVATION AREA BOUNDARY

12. The above assessment concludes that these area do not contribute to the historic interest of the Coombe House estate and should not be included within a conservation area designation. The remaining area, defined by the boundary identified in plan No. 97/027/B2 contained in Annex 3, comprises the following features which are considered to contribute to the special historic interest of the Coombe House Estate and therefore their character or appearance is considered worthy of preservation or enhancement by conservation area designation:-

- The remaining structures from the late 16th century Coombe House mansion, including all stretches of the high brick walls on Warren Rise, and Fitzgeorge Avenue (the length of Fitzgeorge Avenue excluded does not contain any stretches of historic wall fronting the highway), the listed stretch of wall on Traps Lane; and the two storey cottage incorporated into Vane House on Warren Rise.
- The remaining structures from the mid-18th century estate, including : the lodge at the junctions of Warren Rise and Coombe Lane West; a second lodge at the junction of Traps Lane and Fitzgeorge Avenue, both dated between 1867 - 1888; the stables dated between 1840 - 1867, now Coombe Neville and Neville Cottage in Warren Rise; and the 18th century alterations to the earlier two storey cottage and the 18th century attached laundry and 19th century cottage which now form Coombe Vane and Vane House, Warren Rise;

- The spectacular nature of the topography of the land falling from north to south giving views towards Epsom Downs, which has strong historical associations with this area as a favoured location, and determined the orientation of the demolished Coombe Houses, and Miramonte where the principal rooms all face south;
- The narrow road layout of Fitzgeorge Avenue and Warren Rise, originally forming the approaches to Coombe House and its outbuildings, which together with the mature trees and hedgerows in the road verges and the junction triangles give the area a semi-rural nature;
- The pond and surrounding landscaping in Neville Avenue, which is of historic, landscape, ecological and botanical interest. Although its form appears to originate from the mid-nineteenth century pleasure gardens to Coombe House it is likely to have evolved from an earlier natural spring. Records from 1679 indicate several fishponds existed within the estate gardens;
- The exemplary 1930s infill developments and their plot settings, including Miramonte, Thatchers, Turret House, Cimero and Wansbeck, which demonstrate the nature of the earliest modern development of the estate where the topography determined the high status of the houses and the houses paid some respect to the historic features, including Coombe House which survived during this period ;

CONSULTATION PROCEDURES

13. It is recommended that full consultation be carried out to seek comment on the proposed boundary from those affected. It is proposed that consultation include owners and occupiers within the existing Coombe House LASC and the proposed Coombe House Conservation Area, and local and national amenity groups with a legitimate interest in the area. Informal discussion with the New Malden and Old Malden CAAC indicates support for conservation area designation but this would be the first formal consultation on the proposed boundary. A plan of the area proposed for conservation area designation and photographs illustrating the features which designation seeks to safeguard will be available at the meeting and for the public to view during the consultation period at both New Malden Library and Guildhall 2.

ENVIRONMENTAL IMPLICATIONS.

14. The designation of the proposed conservation area seeks to protect some historically important parts of the built environment. Without protection, this area could be subject to inappropriate redevelopment and infill. The main environmental issues are : housing density; nature conservation; energy use; and resource use for the building fabric.

CONCLUSION

15. The proposed designation of the Coombe House Conservation Area would complement the existing conservation area designations in this part of the Borough,

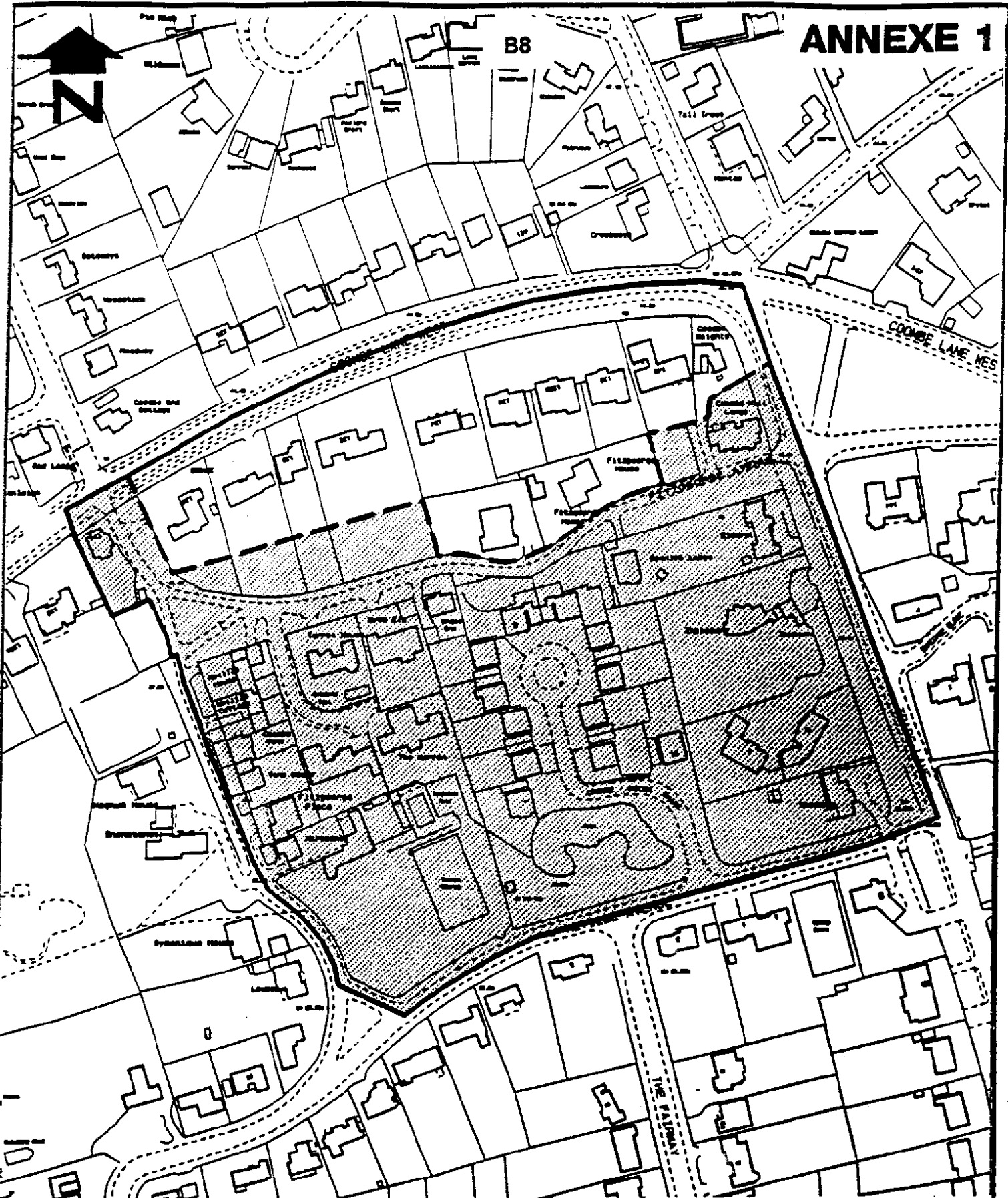
Coombe Hill CA and Coombe Wood CA. It would strengthen protection for the historic interest of the wider area of Coombe and for the surviving features of greatest antiquity found in this part of Coombe.

Background Papers (held by Karen Liddell, 0181-547 5359)

1. New Malden Neighbourhood Committee reports and minutes, 25 January 1996 and 6 June 1996;
2. New Malden and Old Malden CAAC minutes, 29 May 1996, 17 July 1996, 28 August 1996 and 8 January 1997; and letter dated 16 August 1996.
3. Coombe House LASC working file containing background papers and historic research;
4. "A Fair and High Locality" by S. Lown and P. Panizzo

ANNEXE 1

B8



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Alan McMillen BA (Hons) MRTPI
 Director of Environmental Services
 Guildhall, Kingston upon Thames.

 **COOMBE HOUSE LOCAL AREA OF SPECIAL CHARACTER**

 **NEW MALDEN AND OLD MALDEN CAAC RECOMMENDED CONSERVATION AREA**

THE SPECIAL HISTORIC INTEREST OF THE COOMBE HOUSE AREA

1. A snapshot of the history of Coombe House was contained in the January 1996 report which identifies the importance of the Coombe House Estate to the history of Kingston particularly in relation to the last Coombe House demolished in early 1966, following the closure of the privately owned Coombe House School in August 1965. The relevant paragraphs are set out below and further research follows :

Extracts from the January 1996 Committee Report

The Architectural and Historic Interest of the Coombe Hill LASC

7. **Area A: Coombe House Mansion** was located south of Coombe Lane West, to the west of the LASC. The boundaries of the garden and estate yard approximate to the boundary of area A shown on plan 96/001/B2: (*boundary as plan 97/0026/B2 in Annex*) although the total land holding covered a wider area including extensive tracts of farmland and heath land.
8. Coombe House as an estate has existed for 900 years. Earl Spencer rebuilt the house in 1753, in a classical style with a Tuscan portico, and after that time the house was generally let out to a succession of wealthy tenants. Notable occupants include the Marquis of Rockingham and Earl of Liverpool; both were Prime Ministers at various times. In 1837 the Duke of Cambridge (surname Fitzgeorge), son of George III, bought Coombe House estate and immediately started buying surrounding land. The size of the estate was greatly increased during this period and many of the large houses in the Coombe area were subsequently built on land leased from the Fitzgeorge estate. From the 1880s the house was used as the base for a hydropathic centre. From about 1910 sales of land increased and finally in November 1932 the house and 715 acres was bought by the developers Higgs and Hill. Coombe House was demolished in 1933. (*more recent research confirms this date is inaccurate and demolition took place in early 1966*)
9. Part of the estate's seventeenth century boundary wall survives in Traps Lane; this is now listed grade II. Vane House, Coombe Vane, Neville House and Neville Cottage on Warren Rise were the estate cottages, stables and the laundry of Coombe House. They probably date from the late 17th, 18th and mid-19th centuries. Also surviving are two 19th century single-storied classical lodges. These six houses are all Buildings of Townscape Merit.
10. In the 1930s the Traps Lane frontage and some inner sites were developed. The best of these is a Modern Movement house, Miramonte on Warren Rise, built in 1937 by E. Maxwell Fry and now listed Grade II. In the 1950s development started on the Coombe Lane West frontage; development and redevelopment of this area has continued to the present day. The largest devel-

opment, Coombe House Chase, consists of a group of 12 neo-Georgian detached houses built around a cul-de-sac in 1962.

Summary of Areas A to E

30. Area A has historic interest since it is the site of the mansion and garden from which a wide area of Coombe was once administered. The area has much less architectural interest as the mansion house has been demolished and the individual buildings that do survive do not 'read' as being part of a group. The modern buildings of the area as a whole are not of special interest. It is concluded that the historic interest of this area resulting from it being the site of an ancient manor house is sufficient for further consideration to be given to the character and appearance of the area, in advance of considering it for conservation area status.

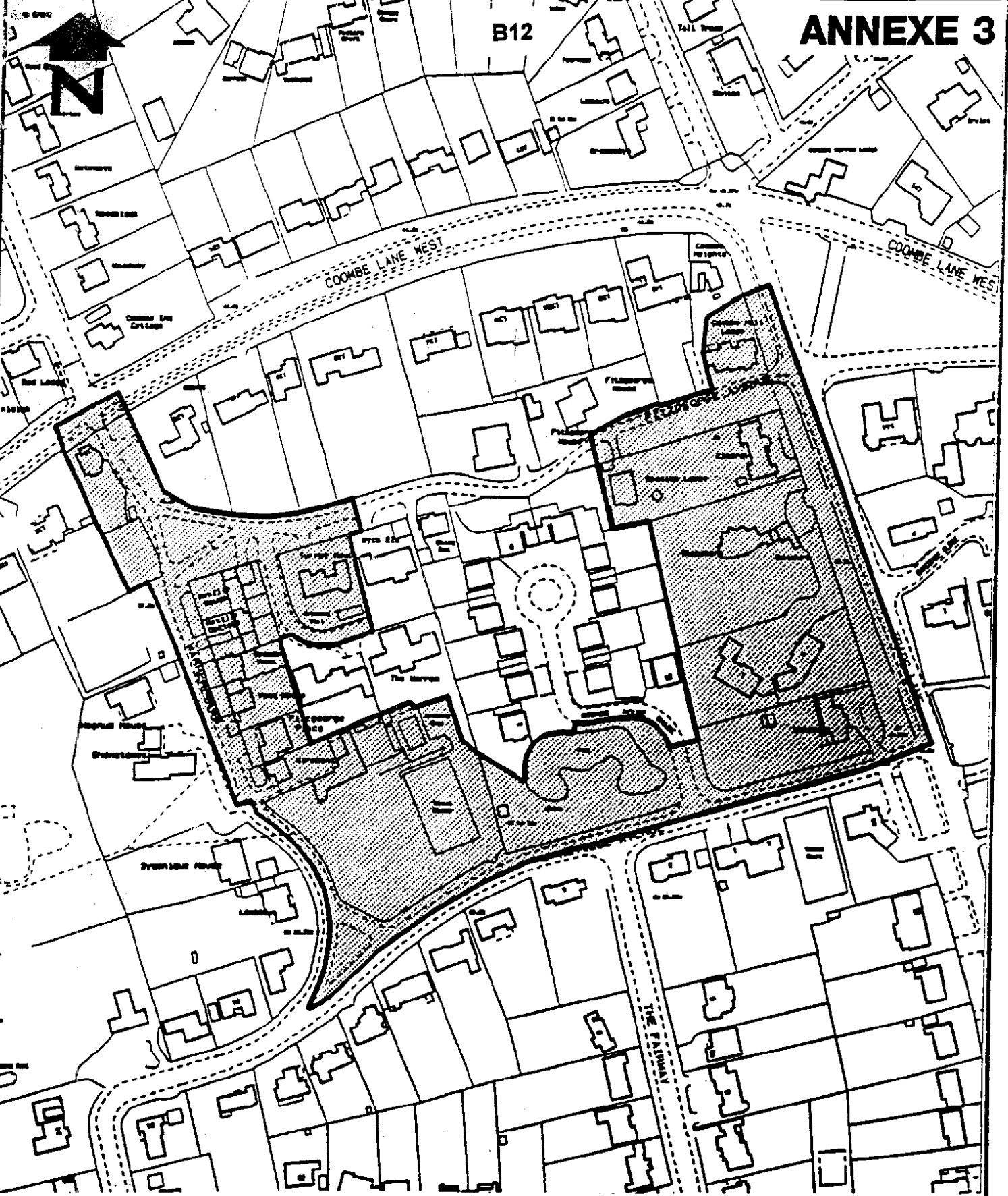
Further Historic Interest

1. Some further historic research has been undertaken in order to reassess whether the historic interest of the area is special. The existence of the Coombe House area as the seat of the Manor of Coombe owes its fate to the dissolution of Merton Manor, along with other assets of the Catholic Church, by King Henry VIII in 1537. The first Manor House on this part of the estate was built sometime after 1579 when Elizabeth I granted it to Sir Thomas Vincent and must have been completed by her visit in 1602. The late sixteenth century house was replaced in the 1750s following a fire. The Elizabethan house was an example of a private house built in brick and one of the largest houses in the Hundred of Kingston. The Georgian house had internal and external alterations between 1785 - 1828 designed by Sir John Soane, the world famous architect who designed the Bank of England.
2. Coombe Lane West originally ran along the line of Fitzgeorge Avenue until it was diverted in the 1770s, possibly because it ran too close to the new house, which was apparently rebuilt further north than its predecessor. The high brick estate wall was probably continuous along the south side of Fitzgeorge Avenue enclosing the 16th century Coombe House and garden. When diverted, the main road curved around the extended grounds of the rebuilt mid-18th century property creating a larger garden at the front which was predominantly wooded and Fitzgeorge Avenue and Warren Rise became the approaches to the new Georgian house positioned on the curve in the road where a break in the wall would have been made.
3. The demise of the Manor house started in 1932 when the house and grounds were sold by the Fitzgeorge family to the developers Higgs and Hill. However it was sold on in 1933 and was split into 118 residential plots with covenants restricting development to one house and one lodge or employees cottage per plot. House building commenced to the south of Neville Avenue, but the sale of land to the north did not adhere to the plot layout. Coombe House was converted to a private school, which survived until August 1965, with the owner living in Coombe House Cottage on Fitzgeorge Avenue, (now demolished). The school owner obtained outline planning permission to demolish the house and build 12 houses and subsequently sold the land to County and District Properties Ltd who demolished the main house in early 1966 and built the 12 Coombe House Chase houses.

4. It is most unfortunate that the 20th century development of Coombe House and grounds was not undertaken in more carefully planned manner with the retention of the mansion house, or at least to a planned layout which respected the estates features. However, this could have led to a more mediocre, albeit coherent, townscape, as seen elsewhere in Coombe, such as in the part of the Coombe House Estate to the south between Burghley Avenue and Neville Road. The piecemeal development of the estate has led to greater variety of development. The 1930s infill houses were inherently of individual character, and paid some respect to the original estate but those from the 1950s to the 1990s are of little intrinsic interest or contribution to the historic estate. However, the flavour of the area does provide a semi-rural setting created by the dense tree cover and ground level landscaping along the narrow roads which reflect the original character of the land surrounding the historic estate and ties together the surviving historic features identified below:-

- **The features surviving from the late 16th century house are:- stretches of the high brick enclosing walls on Traps Lane, Fitzgeorge Avenue and Warren Rise, and a two storey cottage contained within Coombe Vane, Warren Rise.**
- **The features remaining from the 18th to early 20th century estate are:- the driveway now called Fitzgeorge Avenue; the pleasure pond in Neville Avenue; the two lodges dated between 1867-1888, the stables dated between 1840 - 1867, now Coombe Neville and Neville Cottage; and the 18th century alterations to the two storey cottage and attached laundry and 19th century cottage which now form Coombe Vane and Vane House, Warren Rise.**

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**PROPOSED COOMBE HOUSE
CONSERVATION AREA**

Alan McMillen BA (Hons) MRTPI
Director of Environmental Services
Gulchall, Kingston upon Thames,
Surrey KT1 1EJ

76. COOMBE HOUSE LOCAL AREA OF SPECIAL CHARACTER : PROPOSED DESIGNATION OF THE COOMBE HOUSE CONSERVATION AREA [minute 9/6/96]

Appendix B

RESOLVED that

1. the proposal to designate the Coombe House Conservation Area as shown on plan No. 97/027/B2 in Annex 3, be adopted for the purpose of public consultation;
2. the proposal to delete the Coombe House Local Area of Special Character be adopted for the purpose of public consultation;
3. the owners and occupiers of properties in the proposed Coombe House Conservation Area and within the existing Coombe House LASC, the New Malden and Old Malden Conservation Areas Advisory Committee, English Heritage, The Victorian Society, The Georgian Group, The Society for the Protection of Ancient Buildings, and any local amenity group with a legitimate interest in the area (including the Malden and Coombe Civic Society, the Kingston upon Thames Society, the Kingston upon Thames Archaeological Society, Coombe House Residents' Association, Coombe House Chase Residents' Association, Malden and Coombe Residents' Association Ltd), be consulted on the proposed designation of the Coombe House Conservation Area and the deletion of the Coombe House LASC; and
4. a further report be submitted to this Committee with the results of the public consultation exercise.



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15th May 1997
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APPENDIX B

NEW MALDEN NEIGHBOURHOOD COMMITTEE

15 MAY 1997

COOMBE HOUSE CONSERVATION AREA - PROPOSED DESIGNATION

REPORT BY THE DIRECTOR OF ENVIRONMENTAL SERVICES

SUMMARY

On 27 February 1997 this Committee adopted, for the purposes of public consultation, a proposal to designate a conservation area based on parts of Warren Rise, Neville Avenue, Traps Lane, and Fitzgeorge Avenue, known as the proposed Coombe House Conservation Area. This report sets out the results of the public consultation exercise and recommends a boundary for formal designation as a conservation area, which incorporates a minor amendment to the boundary included in the consultation. Such a designation would make the Coombe House Local Area of Special Character redundant for planning purposes and its cancellation is recommended.

RECOMMENDATIONS

It is **RECOMMENDED** that

1. the boundary of the proposed Coombe House Conservation Area as shown on Drawing No. 97/055/B2 be approved;
2. the necessary statutory procedures for the designation of the Coombe House Conservation Area, under Sections 69 and 70 of the Planning (Listed Buildings and Conservation Areas) Act 1990, be carried out;
3. owners and occupiers of properties and land within the designated conservation area be notified by letter of the designation;
4. the complete Coombe House Local Area of Special Character be cancelled;
5. the Coombe House Conservation Area shall fall within the remit of the New Malden and Old Malden Conservation Areas Advisory Committee.

BACKGROUND

1. On 27 February 1997 this Committee reviewed the status of the Coombe House Local Area of Special Character (LASC); proposing the designation of a new conservation area based on parts of Warren Rise, Neville Avenue, Traps Lane and Fitzgeorge Avenue, known as the Proposed Coombe House Conservation Area (CA); and proposing the deletion of the Coombe House LASC [see Drawing No.

97/036/B2 contained in Annex 2]. The Committee resolved that the proposal be adopted for the purposes of public consultation and the organisations listed below and owners and occupiers of properties within the Proposed Coombe House CA and the existing Coombe House LASC be consulted on the proposals and that the results of the exercise be reported back to this Committee.

PUBLIC CONSULTATION

2. The consultation exercise was undertaken in mid March. A copy of the Committee report of 27 February was sent with a letter inviting comments to the organisations listed below. Additionally, a letter was sent to each of the 15 properties in the proposed conservation area and two possible land owners, detailing:- the special architectural and historic interest of the area; the reasons for the proposed designation; the implications of the legislation obligations and additional controls for householders and this Authority, as local planning authority; and a map showing the boundary of the proposed designation (as illustrated in Annex 2). A further 28 letters were sent to the properties within the existing LASC that do not fall within the proposed conservation area, detailing the reasons for excluding part of the LASC. Each letter included a response form and a reply paid envelope. An exhibition board, including a large scale plan illustrating the proposed boundary, the age and status of the buildings and photographic material was available for viewing in New Malden Library for three weeks.

RESULTS OF THE PUBLIC CONSULTATION EXERCISE

3. **Organisations.** The comments from the organisations consulted are summarised below with, where necessary, a response.

New Malden and Old Malden Conservation Areas Advisory Committee: At the meeting of the 26 February the Committee agreed its unanimous approval of the boundary of the proposed area (as seen in Annex 2).

The Malden and Coombe Civic Society: No written response, although the Society offered its support to the recommendations at the Neighbourhood Committee of 27 February, and have been reported in the local press as welcoming the proposal.

The Kingston upon Thames Society: Support the proposal.

The Kingston upon Thames Archaeological Society: Support.

Coombe House Estates Residents' Association Ltd: Support the proposal as shown in Annex 2. However, they would like the excluded length of Fitzgeorge Avenue included in the boundary, if it could include only the highway, verges and boundary walls, on the summarised grounds that:

- It includes some remnants of historic wall;
- It includes ancient Hawthorn hedge and original verge;
- It would reinforce the historic interest as it was the original Kingston Road, and latterly the driveway to Coombe House;

- It would prevent unsympathetic alterations to the frontages and driveways of the modern houses.

Response

- The excluded stretch of Fitzgeorge Avenue includes one very short stretches of historic wall which partly fronts the highway and forms a return party garden boundary. This section of historic wall makes very little contribution to the streetscene as it is concealed by shrubs.
- Ancient Hawthorn hedge cannot be protected under conservation area controls. Hedgerow Regulations have recently been introduced, although they are not yet operational, and would appear to be aimed at protecting hedgerows on agricultural land where the hedge meets specified criteria.
- CA controls may not prevent alterations to house frontages if they are permitted development, unless the rights are withdrawn by an Article 4 Direction. Recent case law has identified doubts on whether CA demolition controls cover partial demolition of a structure, which could include part of a wall if it was not a listed building. The position is unclear until national guidance is reissued or the legislation reviewed, and cases are currently being considered and applied on a case by case basis.
- However, part of Fitzgeorge Avenue does include some significant landscaping, and historically it is of interest as it formed the access driveway to Coombe House. It is therefore recommended that a minor extension to the proposed boundary include the road, the verges or front gardens to the north of Wych Elm and Chase End, and the verge to the south of 132 Coombe Lane West only. The Chairman of the Residents Association Ltd has confirmed this would be a welcome extension. The recommended boundary is shown on the plan in Annexe 1.

Malden and Coombe Residents' Association Ltd: No response.

Coombe House Chase Ltd: No response.

English Heritage: The response of 22 April 1997 welcomes the proposal and states that the area is considered to be of "sufficient architectural and historic interest to warrant designation as a conservation area". They concur with the assessment of the special character of the area and consider the "boundary has been carefully and well considered to identify those areas of particular quality where it would be desirable to preserve or enhance that character".

The Victorian Society: No response.

The Twentieth Century Society: No response.

The Georgian Group: No response.

The Society for the Protection of Ancient Buildings: No response.

4. **Owners and Occupiers within the proposed Conservation Area.**

In reply to the 15 letters sent to properties within the proposed conservation area, eight written submissions were received (this is a 53% response rate). Seven replies were in favour of the designation and one was against. Additionally, one objection has been received by an adjoining owner who may have an interest in a verge to be included in the proposed conservation area. These two objections will be considered independently as the owners' interests are different.

5. The owner of Fitzgeorge Place on Warren Rise has objected to the principle of the designation on very extensive grounds, including in summary that in their opinion:

- the area is not an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance and designation would in their opinion be *ultra vires*;
- the buildings are no architectural interest, particularly those built since the 1930s to the present day;
- the historic interest of the area is minimal due to the loss of original buildings, and alterations to those surviving;
- the landscape is of no interest as it a suburban housing area;
- the restrictive covenants on the private properties offer sufficient protection through the Lands Tribunal;
- the estate has been laid out for a period of 60 years over which it has matured without the assistance of conservation area designation.

Response. This response takes into account legal advice on the basis of research into case law. The objector is the owner of a property built in 1973 which is of no architectural or historic interest but it is necessary to include it as it forms part of the Warren Rise streetscene and contains a stretch of the historic estate wall. The designation of this conservation area would not be *ultra vires* as the Act confers a broad discretion on the local planning authority to reach its own conclusions as to what parts of its area are areas of special architectural or historic interest worthy of conservation area designation. The weight to be given to any factor is for the local planning authority. It is a judgement as to whether the area is of special interest. It is considered that the special architectural and historic interests of the area are comprehensively identified in the report to the February Committee and the proposal has the support of the majority affected, in particular, of English Heritage, who are the Government's advisors on conservation and historic building matters. There is no mechanism to appeal against the designation of a conservation area, other than by way of judicial review on the basis of a breach of the *ultra vires* rules (for example, a failure to take into account all relevant matters, a failure to follow all procedural rules, or irrationality).

The objector has confused the architectural and historic interests of the proposed area with the character of the wider Coombe Estate. Of the 15 properties within the proposed boundary seven are identified as Buildings of Townscape Merit, Miramonte and a stretch of estate wall are listed buildings and three properties from 1935 - 38 have some architectural qualities. Only two 1970s and two 1990s properties have no architectural interest but are all important to the setting of the area. However, the report carefully identifies that it is the historic interest of the composite area within the proposed boundary and not simply the individual properties that are of interest. The restrictive covenants are not a planning consideration in the assessment of development proposals and should not take the place of what is considered to be sound planning policy enacted by well tested conservation area legislation. The Coombe House Estate may have matured over the last 60 years following the sale of Coombe House to developers in the early 1930s but its character has developed over the last four centuries in an *ad-hoc* fashion and as it is now reaching its peak in terms of intensity of development. The conservation area controls will ensure that character is preserved and enhanced.

6. The owner of Magnum House, which is not within the proposed CA, suggests they have an interest in the verge on the west side of Warren Rise which is within the proposed CA. However, they do not know whether they or the Residents' Association Ltd own it. They appear to object to the inclusion of the verge as it does not contain any buildings or walls of historic interest and is, therefore, not justified. This verge is part of the landscape creating a strong sense of enclosure to Warren Rise which provides an important setting to the group of historic buildings opposite.
7. **Owners and Occupiers outside the Proposed Conservation Area but within the area proposed for deletion of the Coombe House LASC.** Of the 28 letters sent to these properties, eight responses were received. Seven responses agree with the deletion of the LASC and the principle of the designation of the proposed Coombe House Conservation Area. One response objects to not being included in the proposed CA boundary. This is a property dating from 1973 which is of no architectural or historic interest and its location within a cul-de-sac off Fitzgeorge Avenue does not contribute to the setting of other buildings of historic interest or the general character of the area in the same manner as the other four modern properties that have been included. Wych Elm and Chase End on Fitzgeorge Avenue have made representations comparable to the Residents' Association that Fitzgeorge Avenue should be included in the designated area. The proposed extension as described in paragraph 3 (Response to Residents' Association Ltd) would satisfy these representation.

REVIEW OF THE SPECIAL INTERESTS OF THE AREA

8. It is considered appropriate to review the special interests of the proposed conservation area, as presented to this Committee in February 1997, in the light of the consultation replies and the recommended response. The recommendation to include a minor extension to the proposed boundary comprising highway and landscaping verges only, and containing no buildings, is of special historic interest to the character and appearance of the proposed area in that it forms part of the main driveway to the demolished Coombe House and contains landscaping and small stretches of historic wall which are characteristic of the setting of the demolished

house and private gardens. It is considered that the special interests as previously presented satisfactorily incorporate this matter, but that a general point would strengthen the historic interest of the area. For reference purposes, the features which are considered to contribute to the special historic interest of the Coombe House Estate and their character or appearance is considered worthy of preservation or enhancement, are listed :-

- the relationship between the public spaces and the private spaces, the pattern of which is derived from the layout of the demolished ancient Coombe Mansion Houses and their gardens, including the approaches, and immediate hinterland beyond the estate walls.
- The remaining structures from the late 16th century Coombe House mansion, including all stretches of the high brick walls on Warren Rise, and Fitzgeorge Avenue; the listed stretch of wall on Traps Lane; and the two storey cottage incorporated into Vane House on Warren Rise.
- The remaining structures from the mid 18th century estate including, the lodge at the junctions of Warren Rise and Coombe Lane West; a second lodge at the junction of Traps Lane and Fitzgeorge Avenue both dated between 1867 - 1888; the stables dated between 1840 - 1867, now Coombe Neville and Neville Cottage in Warren Rise; and the 18th century alterations to the earlier two storey cottage and the 18th century attached laundry and 19th century cottage which now form Coombe Vane and Vane House, Warren Rise;
- The spectacular nature of the topography of the land falling from north to south giving views towards Epsom Downs, which has strong historical associations with this area as a favoured location, and determined the orientation of the demolished Coombe Houses, and Miramonte where the principal rooms all face south;
- The narrow road layout of Fitzgeorge Avenue and Warren Rise, originally forming the approaches to Coombe House and its outbuildings which, together with the mature trees and hedgerows in the road verges and the junction triangles, give the area a semi-rural nature;
- The pond and surrounding landscaping in Neville Avenue, which is of historic, landscape, ecological and botanical interest. Although its form appears to originate from the mid-19th century pleasure gardens to Coombe House, it is likely to have evolved from an earlier natural spring. Records from 1679 indicate several fishponds existed within the estate gardens;
- The exemplary 1930' infill developments and their plot settings, including Miramonte, Thatchers, Turret House, Cimero and Wansbeck, which demonstrate the nature of the earliest modern development of the estate where the topography determined the high status of the houses and the houses paid some respect to the historic features, including Coombe House which survived during this period ;

THE PROPOSED CONSERVATION AREA BOUNDARY AND DELETION OF THE LOCAL AREA OF SPECIAL CHARACTER

9. Public consultation has shown widespread support for the proposed conservation area. The objections to the inclusion of one property and part of a soft verge have been addressed and the objection to excluding one particular property has been justified. A minor amendment to the boundary used for consultation purposes is now proposed in response to representations from the Coombe House Residents' Association Ltd and two residents within the LASC in Fitzgeorge Avenue. The proposed extension is illustrated as part of the definitive proposed conservation area boundary seen in Annex 1 (which can be compared with that in Annex 2) and comprises highway and soft landscaped verges and front garden to the north of Wych Elm and Chase End on Fitzgeorge Avenue and to the south of 132 Coombe Lane West. It is not considered necessary to carry out further consultations on the proposed extension as it has been confirmed that all the land affected is owned by the Coombe House Residents' Association Ltd who support the extension; the adjoining land owners in Fitzgeorge Avenue have made representations which support the proposal and the property under construction at 132 Coombe Lane West is unoccupied.
10. If the Committee resolve to designate the Coombe House Conservation Area, the purpose of the Coombe House LASC as set out in Policy UD4 of the UDP (Deposit Version, as modified) will have been fulfilled and it will no longer serve a useful planning purpose. The resulting amendments to the UDP (Deposit Version, as modified) can be carried out in accordance with the Policy & Resources Committee minute 197(ii) of April 1996 as minor updating.

ENVIRONMENTAL CONSIDERATIONS

11. These remain as reported in February 1997 in that the designation of the proposed conservation area seeks to protect some historically important parts of the built environment. Without protection, this area could be subject to inappropriate redevelopment and infill. The main environmental issues are : housing density; nature conservation; energy use; and resource use for the building fabric.

CONCLUSIONS

12. The recommendations propose the designation of the Coombe House Conservation area as defined in drawing No. 97/055/B2 contained in Annex 1 which incorporates a minor extension to the boundary upon which the consultation was conducted. The proposed designation of the Coombe House Conservation Area is considered in the judgement of the local planning authority to be an area of special architectural or historic interest the character or appearance of which it is considered desirable to preserve or enhance. The definition of the special interest is contained in paragraph 8 above. Members are reminded that national guidance advises that in deciding whether to designate a conservation area account should be taken of the resources likely to be required for the administration of the additional controls, for residents consultations, and for the formulation of policies and proposals for the preservation and enhancement of the area. The additional planning controls and the Authority's obligations were reported in paragraphs 9 and 10 of the February 1997 report.

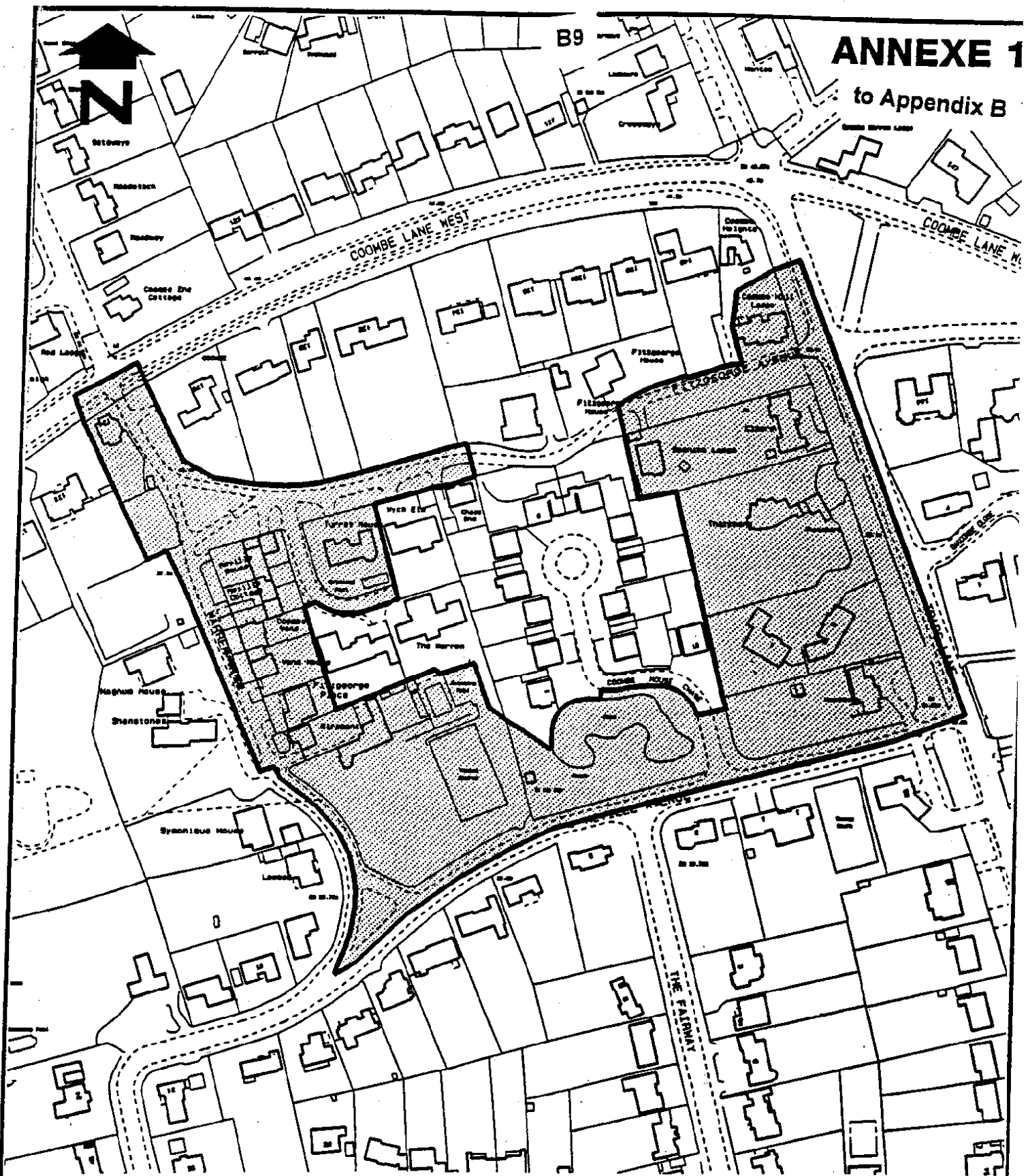
13. To supplement the statutory procedures for the designation, it is considered appropriate to notify the owners and occupiers of properties or land within the designated area. The responsibility for providing independent advice on conservation matters within the designated area should fall to the New Malden and Old Malden Conservation Areas Advisory Committee, the constitution of which would identify the Coombe House Residents' Association Ltd as the appropriate body to appoint a representative for the area to sit on the Committee.
14. The designation will need to be accompanied by the necessary mechanisms to cancel the Coombe House Local Area of Special Character for the reasons identified in paragraph 10.

Background papers (held by Karen Liddell, 0181-547 5359)

1. New Malden Neighbourhood Committee reports and minutes of 25 January 1996, 6 June 1996, and 27 February 1997 ;
2. New Malden and Old Malden CAAC minutes from 29 May 1996, 17 July 1996, 28 August 1996, 8 January 1997 and 26 February 1997; and letter dated 16 August 1996.
3. Coombe House LASC working file containing background papers and historic research;
4. "A Fair and High Locality" by S. Lown and P. Panizzo
5. English Heritage letter of 22 April 1997
6. Kingston upon Thames Archaeological Society letter of 3 April 1997
7. Coombe House Estate Residents' Association Ltd letter of 18 March 1997
8. The Kingston upon Thames Society letter of 13 March 1997
9. KSMN Times 28 March 1997, page 8
10. Letter of 1 April 1997 from owner of Magnum House Warren Rise.
11. Letter of 22 March 1997 from owner of Fitzgeorge Place, Warren Rise.
12. Seven response forms titled "Proposed Designation of the Coombe House Conservation Area"
13. Eight response forms titled " Proposed Deletion of the Coombe House LASC"

ANNEXE 1

to Appendix B



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**PROPOSED COOMBE HOUSE
CONSERVATION AREA**

Alan McMillan BA (Hons) MRTPI
Director of Environmental Services
Guildhall, Kingston upon Thames,
Surrey KT1 1EU

Date: **MAY 1997**

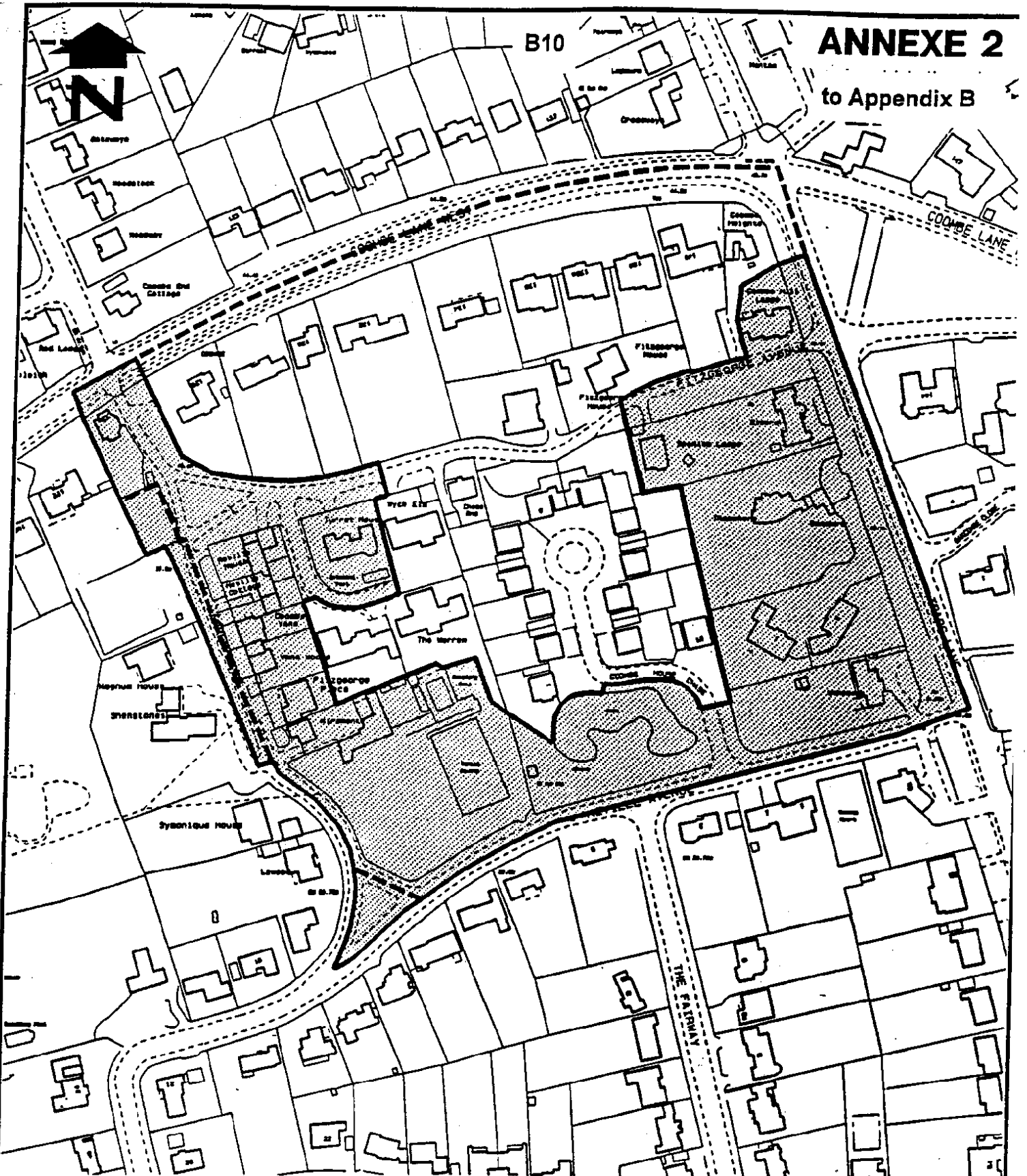
Ref: **CA 22/KLL**

Scale: **1/2000**

Dwg no: **97/055/B2**

ANNEXE 2

to Appendix B



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Alan McMillen BA (Hons) MRTPI
Director of Environmental Services
Guildhall, Kingston upon Thames,
Surrey KT1 1EU



**CONSULTATION BOUNDARY OF THE PROPOSED
COOMBE HOUSE CONSERVATION AREA**



**COOMBE HOUSE LOCAL AREA
OF SPECIAL CHARACTER**

Date: **MAR.1997**

Ref: **CA 22/KLL**

Scale: **1/2000**

Dwg no: **97/036/B2**

LATE MATERIAL

NEW MALDEN NEIGHBOURHOOD COMMITTEE

15 MAY 1997

APPENDIX B

COOMBE HOUSE CONSERVATION AREA - PROPOSED DESIGNATION

The Coombe House Estate Residents' Association Ltd were sent a copy of the published Committee report. However, before receipt they had already studied the library copy and the chairman sent in the following observations:-

"I have read the paper.....and am impressed by the considerable attention to detail and thought which has gone into the investigation and presentation of this matter by your Conservation Officer, Karen Liddell.

Unfortunately, the Residents' Association is holding a Board Meeting that evening, otherwise we would attend the Neighbourhood meeting. Non attendance does not imply a lack of interest as we are very glad that a conservation area is proposed as we have fought over many years to preserve what we could of this historic piece of Kingston.

Mrs Eleanor Mitchell, a former Trustee of the Coombe House Estate will attend the meeting and may wish to echo the sentiment expressed in this letter."

RESOLVED that

1. the boundary of the Coombe House Conservation Area as shown on Drawing No. 97/055/B2 be approved and the area be so designated;
2. the necessary statutory procedures for the designation of the Coombe House Conservation Area, under Sections 69 and 70 of the Planning (Listed Buildings and Conservation Areas) Act 1990, be carried out;
3. owners and occupiers of properties and land within the designated conservation area be notified by letter of the designation;

3

New Malden 5/97

NEW MALDEN NEIGHBOURHOOD

15 MAY 1997

4. the complete Coombe House Local Area of Special Character be cancelled;
5. the Coombe House Conservation Area shall fall within the remit of the New Malden and Old Malden Conservation Areas Advisory Committee.



CONSERVATION AREAS DESIGNATION DOCUMENTS

COOMBE HOUSE

Statutory Designation Documents For Original Designation



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Letters**

We try to use plain English without jargon. If this letter is not clear, please post it to: 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.



CONSERVATION AREAS DESIGNATION DOCUMENTS

COOMBE HOUSE

- **London Gazette Notice**



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We try to use plain English without jargon. If this letter is not clear, please post it to: 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.

THE MONCKTON COKE AND CHEMICAL CO. LTD.

The Gas (Application for Licences and Extensions and Restrictions of Licences) Regulations 1996

Please note that the above-named Company has applied for the renewal of its Gas Supplier Licence under section 7A of the Gas Act 1986, with effect from 1st April 1997.

The Monckton Coke and Chemical Co. Ltd.

PO Box 25, Royston, (738)
Barnsley, South Yorkshire S71 4BE.

NEW ROADS AND STREET WORKS ACT

KIRKLEES METROPOLITAN COUNCIL

NEW ROADS AND STREET WORKS ACT 1991, SECTION 58

Notice of Substantial Road Works

Three months advance notice is hereby given that Kirklees Metropolitan Council, Highways Service, intends to carry out substantial road works.

The streets in which these works will take place are Fenay Lane, Almondbury, Huddersfield.

The work is expected to affect the carriageway/footway between the junction of Penistone Road, Fenay Bridge and the junction of Northgate/Westgate, Almondbury.

Work is expected to commence on 1st October 1997 (works should begin within one month of this date).

The works notified will include footway reconstruction and carriageway resurfacing.

Subject to exemptions in the Act and Regulations under it, no street works may be executed for a period of 12 months from completion of works described in paragraph 5 without the consent of the said Highway Authority which shall not be unreasonably withheld. Contact point is S. A. Halstead, telephone 01484-225646. (488)

TOWN AND COUNTRY PLANNING ACTS

BLAENAU GWENT COUNTY BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT (AS AMENDED)

*Notice of Adoption of Proposals for a Local Plan**Blaenau Gwent Local Plan (Including Waste Policies) 1991-2006*

Notice is hereby given that on 26th June 1997, Blaenau Gwent County Borough Council adopted these plan proposals with modifications. The adopted proposals will form part of the development plan for Blaenau Gwent County Borough Council. The development plan forms the basis for decisions on land use planning affecting that area.

Copies of the adopted proposals are available for inspection during the normal working hours of the following Council offices and libraries:

Enterprise House, Rassau Industrial Estate, Rassau, Ebbw Vale.
Municipal Offices, Civic Centre, Ebbw Vale.
Tredagar District Offices, Red Lion Square, Tredegar.
Brynmawr District Office, 19 Beaufort Street, Brynmawr.
Abertillery District Offices, Mitre Street, Abertillery.
Blaina District Office, High Street, Blaina.
Tredegar Library, The Circle, Tredegar.
Ebbw Vale Library, 21 Bethcar Street, Ebbw Vale.
Cwm Library, Canning Street, Cwm.
Brynmawr Library, Market Square, Brynmawr.
Blaina Library, Reading Institute, Blaina.
Abertillery Library, Oak Street, Abertillery.
Llanhilleth Library, Workman's Institute, Llanhilleth.
Blaenau Gwent Mobile Library Service.

The proposals came into operation on their adoption. A person aggrieved by the proposals who desires to question their validity on the ground that they are not within the powers conferred by Part II of the Town and Country Planning Act 1990, or that any requirement of that Act or any Regulation made under it has not

been complied with in relation to the adoption of the proposals, may, within 6 weeks, from 1st July 1997, make an application to the High Court under section 287 of the 1990 Act.

(723) D. K. Jones, County Borough Solicitor

ROYAL BOROUGH OF KINGSTON-UPON-THAMES

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990 SECTION 70(8)

*Designation of the Coombe House Conservation Area—
Kingston-upon-Thames*

Notice is hereby given, pursuant to section 70(8) of the Planning (Listed Buildings and Conservation Areas) Act 1990, that on 15th May 1997, the New Maiden Neighbourhood Committee of the Royal Borough of Kingston-upon-Thames designated the Coombe House Conservation Area in accordance with section 69 and 70 of the said Act.

The effect of the designation on the properties falling within the Schedule below is that:

1. Conservation Area Consent is required for the demolition of all unlisted buildings within the conservation area, except those buildings specifically excluded by a Direction made by the Secretary of State.
2. Six weeks notice must be given of any intention to lop or fell any tree within the conservation area, except those trees specifically excluded by a Direction made by the Secretary of State.
3. All land within the conservation area is classified as article 1(5) land, as defined in The Town and Country Planning (General Permitted Development) Order 1995, and the permitted development rights are now as set out in that Order.
4. The Local Planning Authority is under a duty to:

(a) pay special attention to the desirability of preserving or enhancing the character or appearance of the area when exercising its planning powers;

(b) formulate and publish proposals for the preservation and enhancement of the area;

(c) advertise in a local paper and in a site notice applications for planning permission and conservation area consent which in their opinion affect the character or appearance of the area, and take into account representations received in determining the applications.

A plan showing the boundary of the area designated may be inspected at the office of the Director of Environmental Services, in the 2nd Floor reception of Guildhall 2, High Street, Kingston-upon-Thames, Surrey KT1 1EU, between the hours of 9 a.m. and 5 p.m. Monday to Friday. Anyone contemplating proposals concerning works falling within one of the above categories should write to the above address or visit the duty officer at the same office between the hours of 10.30 a.m. to 3.30 p.m. Monday to Friday.

A. McMillen, Director of Environmental Services

SCHEDULE

*The land and properties affected are set out
in the following Schedule*

Coombe Lane West: Number 124 (West Lodge).
Fitzgeorge Avenue: Properties currently titled Coombe Hill Lodge, Spanish Lodge, and Turrett House; and land comprising highway or verge adjacent to Wych Elm and Chase End, Fitzgeorge House, and the rear of 126-132 Coombe lane West.
Warren Rise: Properties currently titled Neville House, Neville Cottage, Coombe Vanz, Vane House, Fitzgeorge Place, Miramonte, land rear of 124 Coombe Lane West, and land comprising highway or verge adjacent to Magnum House and Shenstones.
Neville Avenue: The pond at the entrance to Coombe House Chase.
Traps Lane: Properties currently titled Cimero, Thatchers, Thatchers Copse, Thatchers Court, and Wansbeck. (722)

ROYAL BOROUGH OF KINGSTON-UPON-THAMES

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT
1990 SECTION 70(8)*Designation of the Coombe Hill Conservation Area—
Kingston-upon-Thames*

Notice is hereby given, pursuant to section 70(8) of the Planning (Listed Buildings and Conservation Areas) Act 1990, that on 20th June 1996, the Royal Park Neighbourhood Committee of the Royal Borough of Kingston upon Thames designated the Coombe Hill Conservation Area in accordance with section 69 and 70 of the said Act.

The effect of the designation on the properties falling within the Schedule below is that:

1. Conservation Area Consent is required for the demolition of all unlisted buildings within the conservation area, except those buildings specified excluded by a Direction made by the Secretary of State.
2. Six weeks notice must be given of any intention to lop or fell any tree within the conservation area, except those trees specifically excluded by a Direction made by the Secretary of State.
3. All land within the conservation area is classified as article 1(5) land, as defined in The Town and Country Planning (General Permitted Development) Order 1995, and the permitted development rights are now as set out in that Order.
4. The Local Planning Authority is under a duty to:
 - (a) pay special attention to the desirability of preserving or enhancing the character or appearance of the area when exercising its planning powers;
 - (b) formulate and publish proposals for the preservation and enhancement of the area;
 - (c) advertise in a local paper and in a site notice applications for planning permission and conservation area consent which in their opinion affect the character or appearance of the area, and take into account representations received in determining the applications.

A plan showing the boundary of the area designated may be inspected at the office of the Director of Environmental Services, in the 2nd floor reception of Guildhall 2, High Street, Kingston upon Thames, Surrey KT1 1EU, between the hours of 9 a.m. and 5 p.m. Monday to Friday. Anyone contemplating proposals concerning works falling within one of the above categories should write to the address or visit the duty officer at the same office between the hours of 10.30 a.m. to 3.30 p.m. Monday to Friday.

A. McMillen, Director of Environmental Services

SCHEDULE

The land and properties affected are set out in the following Schedule:

- Beverley Lane:* All properties on both sides of the road.
Coombe Hill Road: All properties between and including the junction with Coombe Lane West and Coombe Glen (including Coombe Glen Bungalow/Acorn Lodge) on the north side and The Homestead on the south side.
Coombe Lane West: All properties on the north side between and including 145 (now known as Coombe Warren Lodge, Coombe Hill Road) and 187, (Coombe Cottage, now known as Coombe House, Devey Close).
Devey Close: Numbers 1, 2 and Coombe House (alias Coombe Cottage).
Golf Club Drive: Three properties on the east side: Amberwood, Tall Trees, and Timbers.
Moor Park Gardens: Numbers 1-4. (721)

HIGHWAYS ACTS

MANCHESTER CITY COUNCIL

Application for an Order authorising the Stopping-Up of Sections of Cateaton Street/Cathedral Street/Cathedral Yard/Cathedral Gates, Manchester.

Notice is hereby given that the Council of the City of Manchester intend to apply to the Magistrates' Court sitting at the Court House, Crown Square, Manchester, on Thursday, 31st July 1997, at 2 p.m., for an Order under section 116 of the Highways Act 1980, authorising the stopping-up of the highways specified in the Schedule hereto on the ground that they are unnecessary.

A plan showing the said highways may be inspected, without payment, at my office, Room 601, between 9 a.m. and 4.30 p.m. on Mondays to Fridays.

Any person who would be aggrieved by the making of the said Order may appear before the Court and make objections or representations thereto. Any person intending to attend the hearing of the application is requested to inform me, quoting Ref. L/ED, before the end of the hearing of their intention to appear.

S. Orrell, City Solicitor

Town Hall,
Manchester M60 2LA.

SCHEDULE

Cateaton Street, Manchester, an area of the northerly footway extending from the westerly building line of Cathedral Street for approximately 17 metres in a westerly direction and measuring at its widest point 2.5 metres. A total area of approximately 20 square metres and with an average width 1.2 metres. (Area A on the plan).

Cathedral Street, Manchester, an approximately rectangular area of highway on the westerly side of Cathedral Street extending from the northerly building line of Cateaton Street for approximately 25 metres in a northerly direction. A total area of approximately 50 square metres and with an average width of 2 metres. (Area B on the plan).

Cathedral Yard, Manchester, an area on the southerly side of Cathedral Yard extending from the westerly building line of Cathedral Street for approximately 19 metres in a westerly direction. A total area of approximately 82 square metres. (Area C on the plan).

Cathedral Gates, Manchester, an irregular area on the easterly side of Cathedral Gates extending from the northerly building line of Cateaton Street for approximately 22 metres in a northerly direction. A total area of approximately 70 square metres. (Area D on the plan).

1st July 1997.

(740)

MISCELLANEOUS
PUBLIC NOTICES

MANRO PERFORMANCE CHEMICALS LIMITED

Notice is hereby given that Manro Performance Chemicals Limited has applied to the Secretary of State for the Environment for an Integrated Pollution Control (IPC) authorisation to operate a detergent drying process at Bridge Street, Stalybridge, Cheshire. Information relating to the application is held in registers at the following locations: Environment Agency, Public Register, Richard Fairclough House, Knutsford Road, Warrington WA4 1HG, Thameside MBC, Council Offices, Wellington Road, Ashton-under-Lyne OL6 6DL.

Members of the public can inspect these registers, free of charge, at the above addresses during normal office hours. Members of the public who wish to obtain a copy of the relevant information contained in the registers can do so, upon payment of a reasonable charge to cover the cost of copying.

Any objections or representations should be made in writing to Environment Agency, Public Register, Richard Fairclough House, Knutsford Road, Warrington WA4 1HG, within 28 days from the date of this notice. Objections and representations will be placed on the public register, unless a written request not to do so is received.

(727)

C. Hempstock



CONSERVATION AREAS DESIGNATION DOCUMENTS

COOMBE HOUSE

- **Local Paper/Surrey Comet Notice**



INVESTOR IN PEOPLE



**Better
Letters**

We try to use plain English without jargon. If this letter is not clear, please post it to: 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.

SURREY (QUET 27/6/97)

CLASSIFIED

LA 22 DESIGNATION WALET

Public Notices

ROYAL BOROUGH OF KINGSTON UPON THAMES

The Kingston upon Thames (London Road, Kingston) (Bus Lane) Traffic Order 1997
The Kingston upon Thames (Cambridge Road, Kingston) (Bus Lane) Traffic Order 1997

NOTICE IS HEREBY GIVEN THAT The Council of the Royal Borough of Kingston upon Thames proposes to make the above mentioned Orders under sections 6, and 124 of the Road Traffic Regulation Act 1984, (as amended).

The general effect of the Orders would be:
(a) to bring together, in one Order, the two bus lanes in London Road;
(b) to bring together, in one Order, the two bus lanes in Cambridge Road.

The position of the "Bus Lanes" will be:

(Cambridge Road, Kingston - The North-East Side)
operational between 4p.m. and 7pm Monday to Fridays inclusive)
between a point 6.00 metres north-west of the extended north-west-kerb-line of Victoria Road and a point opposite the party wall of No. 18 and No. 20 Cambridge Road.

(Cambridge Road, Kingston - The South-West Side)
operational between 7a.m. and 10a.m. Monday to Fridays inclusive and 7a.m. and 2p.m. Saturdays)
between a point 3.00 metres south-east of the party wall of No. 35 and No. 37a Cambridge Road and a point opposite the extended south-eastern kerb-line of Victoria Road.

(London Road, Kingston - The South East Side)
operational between 7a.m. and 10a.m. on Mon to Fri inc. and between 7a.m. and 2.00p.m. Sat)
between a point 1.00 metres north-east of a point opposite the common boundary of Nos. 185 and 187 London Road and a point 3.00 metres north-east of a point opposite the extended south-western kerb-line of Birkenhead Avenue.

(London Road, Kingston - The South Side)
operational between 7a.m. and 10a.m. on Mon to Fri inc. and between 7.00a.m. and 2.00p.m. Sat)
between a point opposite the eastern flank wall of No. 122 London Road and a point opposite the western flank wall of No. 76 London Road.

Copies of the proposed Orders, a copy of The Kingston upon Thames (London Road, Kingston) (Bus Lane No. 1) Traffic Order 1997, The Kingston upon Thames (London Road, Kingston) (Bus Lane No. 2) (Experimental) Traffic Order 1996, The Kingston upon Thames (Cambridge Road, Kingston) (Bus Lane No. 1) (Experimental) Traffic Order 1997, plans which indicate the location and effect of the Orders, and the Council's statement of reasons for proposing to make the Orders can be inspected between 9.30a.m. and 4.30p.m. on Mondays to Fridays inclusive, until the end of 6 weeks from the date on which the Orders are made, or as the case may be, the Council decides not to make the Orders at:

The 2nd Floor Reception area, Guildhall 2, Kingston upon Thames, KT1 1EU

Further information may be obtained by telephoning the Directorate of Environmental Services (Engineering and Transportation), telephone number 0181 547 5910.

Persons desiring to object to the proposed Order should send a statement in writing of their objection and the grounds thereof, to the Director of Environmental Services (Engineering and Transportation), Guildhall 2, Kingston upon Thames, KT1 1EU by 21st July 1997.

Dated 27th June 1997

K. Huggett
Road Safety and Traffic Manager

Re: ELIZA MILLS (deceased) Pursuant to Trustee Act 1925 Section 27

Any person having a claim against or an interest in the Estate of Eliza Mills of 12 Kingsway, New Malden, Surrey, deceased, who died on the 10th day of January 1997 is hereby required to send particulars thereof in writing to us the undersigned within two months of the publication of this notice after which date the Executors will proceed to distribute the assets having regard only to claims and interest of which they have had notice.

THE INSOLVENCY ACT 1986 IN BANKRUPTCY IN THE KINGSTON-UPON-THAMES COUNTY COURT No. 142 of 1996
Re: JANE DEVLIN STINSON, carrying on business in partnership with another under the style of SPANISH-LA NATURAL THERAPIES from 5 Ash Parade, Hook Road, Chessington, Surrey, and lately carrying on business as a physiotherapist at 6 Poplar Court Parade, Wimbledon, Surrey.
OFFICE OF HENRY OWEN, by the Official Receiver and Trustee of the

ROYAL BOROUGH OF KINGSTON UPON THAMES PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990 SECTION 70(B) DESIGNATION OF THE COOMBE HOUSE CONSERVATION AREA - KINGSTON UPON THAMES

Notice is hereby given, pursuant to Section 70(B) of the Planning (Listed Buildings and Conservation Areas) Act 1990, that on 15th May 1997 the New Malden Neighbourhood Committee of the Royal Borough of Kingston upon Thames designated the Coombe House Conservation Area in accordance with section 69 and 70 of the said Act.

The effect of the designation on the properties falling within the schedule below is that:-

- 1. Conservation Area Consent is required for the demolition of all unlisted buildings within the conservation area, except those buildings specifically excluded by a Direction made by the Secretary of State.
2. Six weeks notice must be given of any intention to lop or fell any tree within the conservation area, except those trees specifically excluded by a Direction made by the Secretary of State.
3. All land within the conservation area is classified as article 1(5) land, as defined in The Town and Country Planning (General Permitted Development) Order 1995, and the permitted development rights are now as set out in that Order.
4. The Local Planning Authority is under a duty to:-

- a) pay special attention to the desirability of preserving or enhancing the character or appearance of the area when exercising its planning powers;
b) formulate and publish proposals for the preservation and enhancement of the area;
c) advertise in a local paper and in a site notice applications for planning permission and conservation area consent which in their opinion affect the character or appearance of the area, and take into account representations received in determining the applications.

A plan showing the boundary of the area designated may be inspected at the office of the Director of Environmental Services, in the 2nd floor reception of Guildhall 2, High Street, Kingston upon Thames, Surrey KT1 1EU, between the hours of 9am and 5pm, Monday to Friday. Anyone contemplating proposals concerning works falling within one of the above categories should write to the above address or visit the duty Officer at the same office between the hours of 10.30am to 3.30pm, Monday to Friday.

THE SCHEDULE

The land and properties affected are set out in the following schedule:

- Coombe Lane West: Number 124 (West Lodge), Fitzgeorge Avenue: Properties currently titled Coombe Hill Lodge, Spanish Lodge, and Turrell House, and land comprising highway or verge adjacent to Wych Elm and Chase End, Fitzgeorge House, and the rear of 126-132, Coombe Lane West.
Warren Rise: Properties titled Neville House, Neville Cottage, Coombe Vane, Vane House, Fitzgeorge Place, Miramonte, land rear of 124 Coombe Lane West, and land comprising highway or verge adjacent to Magrum House and Shenstones.
Neville Avenue: The pond at the entrance to Coombe House Chase.
Traps Lane: Properties currently titled Cinema, Thatchers, Thatchers Coppe, Thatchers Court, and Waraback.

A. McMillen BA (Hons), MBA, MRTPI Director of Environmental Services

ROYAL BOROUGH OF Jubilee Way, Cox Lane The Kingston Upon Thames (Amen) (Special Parking)

NOTICE IS HEREBY GIVEN THAT Kingston upon Thames proposes to make the above mentioned Orders under sections 6, and 124 of the Road Traffic Regulation Act 1984, (as amended)

- 1. The general effect of the Order Upon Thames (Waiting & Loading Restriction) Traffic Order 1994 so that:
(a) waiting restrictions will be a "Davis Road and Roebuck Road Any Time". The remainder of the Order will continue to apply between Saturdays inclusive.
(b) waiting restrictions will apply in accordance with Schedule 2 to this notice "Any Time".
(c) waiting restrictions will apply in accordance with Schedule 3 to this notice "Between 9.30a.m. and 4.00p.m. Monday to Friday inclusive".

2. A copy of the proposed Order, (Waiting & Loading Restriction) Traffic Order 1994, plans which indicate the location and effect of the Order and the Council's statement of reasons for proposing to make the Order is made, or as the case may be, the Council decides not to make the Order at:

The 2nd Floor Reception area, Guildhall 2, Kingston upon Thames, KT1 1EU, (between 9.30a.m. and 4.00p.m. Monday to Friday inclusive)

Kingston Library, Fairfield Road, Kingston upon Thames, (normal opening hours).

3. Further information may be obtained by telephoning the Directorate of Environmental Services (Engineering and Transportation), telephone number 0181 547 5910.

4. Persons desiring to object to the proposed Order should send a statement in writing of their objection and the grounds thereof, to the Director of Environmental Services (Engineering and Transportation), Guildhall 2, Kingston upon Thames, KT1 1EU by 21st July 1997.

Dated 27th June 1997

K. Huggett Road Safety and Traffic Manager

COX LANE

- (a) The north side
(i) between its junction with Jubilee Way and the western kerb-line of the western side of the road.
(b) The south side
(i) between its junction with Jubilee Way and the line of Roebuck Road.

DAVIS ROAD

- (a) The eastern arm
(i) between the northern kerb-line of that point and the line of the road.
(b) The south-east side
(i) between the southern kerb-line of that point and the line of the road.

JUBILEE WAY

- (a) The south-east side
(i) between a point 33 metres south of its junction with Jubilee Way and its junction with Cox Lane.
(b) The north-west side
(i) between a point 33 metres north of its junction with Jubilee Way and a point 27 metres north of its junction with Cox Lane.
(ii) between a point 150 metres north of its junction with Jubilee Way and a point 290 metres north of its junction with Cox Lane.
(iii) between a point 290 metres north of its junction with Jubilee Way and a point 430 metres north of its junction with Cox Lane.

THE INSOLVENCY ACT 1986 IN BANKRUPTCY IN THE CROYDON COUNTY COURT No. 208 of 1997

RE: ROBERT WILLIAM PETER POWELL, unemployed, lately a Milk Roundman, of Flat 1, Evelyn House, 2 Chessington Hill Gardens, Chessington, Surrey KT9 2HN.
On 7th April 1997 the above-named Court made a Bankruptcy Order against the above-named debtor.

ALFRED DONALD SEYMOUR DECEASED PURSUANT TO THE TRUSTEE ACT 1925

NOTICE is hereby given that all persons having any claim against or an interest in the Estate of the above named deceased of 45 Ruskin Drive, Worcester Park, Surrey KT4 8LG who died on the 28 May 1997 are required to send particulars thereof to the Executor, Midland Bank Trust Company Limited, Probate Operations, 2nd Floor, Deacons House, 192 Eyre Street, Sheffield, S1 3RG on or before 29 August 1997 after which the Executor will



CONSERVATION AREAS DESIGNATION DOCUMENTS

COOMBE HOUSE

- **Notice To Secretary of State/
Government Office for London**



INVESTOR IN PEOPLE



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Director of Environmental Services
Alan McMillen BA(Hons) MBA MRTPI
Planning



My Ref: C.A. 22

Enquiries to: Karen Liddell

23 June 1997

J C Q Rowett
Government Office for London
Room 9.29 (Planning & Transportation)
Riverwalk House
157 - 161 Millbank
LONDON SW1P 4RR

Guildhall 2
Kingston upon Thames
Surrey, KT1 1EU

Direct Line: 0181 547 5359
Fax No: 0181 547 5363

Dear Sir

SECTION 70(5) PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT
1990

**DESIGNATION OF THE COOMBE HOUSE CONSERVATION AREA - KINGSTON
UPON THAMES**

I hereby give notice as required by Section 70(5) of the Planning (Listed Buildings and Conservation Areas) Act 1990, that on 15 May 1997 the New Malden Neighbourhood Committee of the Royal Borough of Kingston upon Thames designated the Coombe House Conservation Area. The boundary of the designated conservation area is shown on the attached plan 97/055/B2 and the properties and land included are listed in the schedule below:-

Coombe Lane West: Number 124 (West Lodge).

Fitzgeorge Avenue: Properties currently titled Coombe Hill Lodge, Spanish Lodge, and Turrett House; and land comprising highway or verge adjacent to Wych Elm and Chase End, Fitzgeorge House, and the rear of 126 - 132 Coombe lane West.

Warren Rise: Properties currently titled Neville House, Neville Cottage, Coombe Vane, Vane House, Fitzgeorge Place, Miramonte, land rear of 124 Coombe Lane West, and land comprising highway or verge adjacent to Magnum House and Shenstones.

Neville Avenue: The pond at the entrance to Coombe House Chase.

Traps Lane: properties currently titled Cimero, Thatchers, Thatchers Copse, Thatchers Court, and Wansbeck.

Yours faithfully

A handwritten signature in blue ink, appearing to be 'Alan McMillen'.

Director of Environmental Services



CONSERVATION AREAS DESIGNATION DOCUMENTS

COOMBE HOUSE

- **Notice to English Heritage/
The Commission**



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Director of Environmental Services
Alan McMillen BA(Hons) MBA MRTPI
Planning



My Ref: C.A. 22

Enquiries to: Karen Liddell

23 June 1997

Miss Susanna Long
Kensington and South London Branch
English Heritage, Room 102
23 Saville Row
LONDON W1X 1AB

Guildhall 2
Kingston upon Thames
Surrey, KT1 1EU

Direct Line: 0181 547 5359
Fax No: 0181 547 5363

Dear Miss Long

SECTION 70(5) PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

DESIGNATION OF THE COOMBE HOUSE CONSERVATION AREA - KINGSTON UPON THAMES

I hereby give notice as required by Section 70(5) of the Planning (Listed Buildings and Conservation Areas) Act 1990, that on 15 May 1997 the New Malden Neighbourhood Committee of the Royal Borough of Kingston upon Thames designated the Coombe House Conservation Area. The boundary of the designated conservation area is shown on the attached plan 97/055/B2 and the properties and land included are listed in the schedule below:-

Coombe Lane West: Number 124 (West Lodge).

Fitzgeorge Avenue: Properties currently titled Coombe Hill Lodge, Spanish Lodge, and Turrett House; and land comprising highway or verge adjacent to Wych Elm and Chase End, Fitzgeorge House, and the rear of 126 - 132 Coombe lane West.

Warren Rise: Properties currently titled Neville House, Neville Cottage, Coombe Vane, Vane House, Fitzgeorge Place, Miramonte, land rear of 124 Coombe Lane West, and land comprising highway or verge adjacent to Magnum House and Shenstones.

Neville Avenue: The pond at the entrance to Coombe House Chase.

Traps Lane: properties currently titled Cimero, Thatchers, Thatchers Copse, Thatchers Court, and Wansbeck.

Yours sincerely

A handwritten signature in blue ink, appearing to be 'A. McMillen'.

Director of Environmental Services



CONSERVATION AREAS DESIGNATION DOCUMENTS

COOMBE HOUSE

Other Designation Documents For Original Designation



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CONSERVATION AREAS DESIGNATION DOCUMENTS

COOMBE HOUSE

- **Notice to Owners/Occupiers**



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Director of Environmental Services
 Alan McMillen BA(Hons) MBA MRTPI
Planning



My Ref: C.A. 22

Enquiries to: Karen Liddell

26 June 1997

The Owner

Guildhall 2
 Kingston upon Thames

(sent to all properties in the designated CA.
 See attached list of addresses)
*specific letter to Magnum/Shoustones;
 see main file.*

Surrey, KT1 1EU
 Direct Line: 0181 547 5359
 Fax No: 0181 547 5363

Dear Sir or Madam

**SECTION 69 & 70 PLANNING (LISTED BUILDINGS & CONSERVATION AREAS)
 ACT 1990**

**DESIGNATION OF THE COOMBE HOUSE CONSERVATION AREA -
 KINGSTON UPON THAMES**

Further to my letter sent in March, I write to inform you that on 15 May 1997 the New Malden Neighbourhood Committee formally designated a new conservation area based on some of the properties in the Coombe House area which includes your property. The definitive boundary of the new conservation area is shown on the attached plan, and the schedule on the rear of the plan lists the land and properties which to my knowledge relates to the current postal addresses.

The designation of the conservation area has placed the following obligations on the Council:

- i) to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area in the exercise of any powers under the planning acts;
- ii) to advertise any planning applications for development which would in the opinion of the Council, 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.

Further, the designation of the locality as a conservation area has placed certain restrictions on the owners and occupiers of land and property in the area. These are the same as those operated in other conservation areas and are as follows:

- i) with certain exceptions, anyone proposing to demolish a wall or building in the conservation area will have to first apply to the Council for Conservation Area Consent. This does not mean that all buildings have to be retained, but does provide a check to

ensure that those which contribute positively to the character or appearance of the conservation area will not be lost without justification;

- ii) with exceptions, anyone proposing to do work to a tree in the conservation area, which is not already protected by a Tree Preservation Order, will have 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) All land within the conservation area is classified as article 1(5) land, as defined in The Town and Country Planning (General Permitted Development) Order 1995, and the permitted development rights are now as set out in that Order. . As is the norm, it is advisable to seek a determination, in the form of a Lawfull Development Certificate, as to whether planning permission is required for any works. With respect to the most prevalent building types in this area the controls can be summarised as:-
 - the permitted development rights for works within the grounds of a house occupied as a single family dwelling are slightly different from those in areas which are not a conservation area. Planning permission is required for any works including amongst others:- the enlargement of a house by more than 50 cubic metres or 10%; the cladding of any part of the exterior; any alteration to the roof; the erection of a building over 10 cubic metres which is not attached to a dwelling; and the installation of a satellite antenna on a chimney, or on a wall or roof fronting a highway, subject to other limitations.
 - the permitted development rights for works within the curtilage of a building used for any use other than a single family dwelling house (e.g. flats, shops, commercial and industrial uses), are the same as those in areas outside conservation areas, except that the controls are more restrictive for works involving the enlargement or alteration of industrial or warehouse premises.

The special architectural and historic interest of the area is as set out in the consultation letter sent to you in March 1997, and fuller details are to be found in the New Malden Neighbourhood Committee agendas of 27th February and 15th May 1997. In essence, the interest of the area stems from the surviving features of the Coombe House mansions and their estate evolved between the late 16th century and the demolition of the 18th century house in 1965.

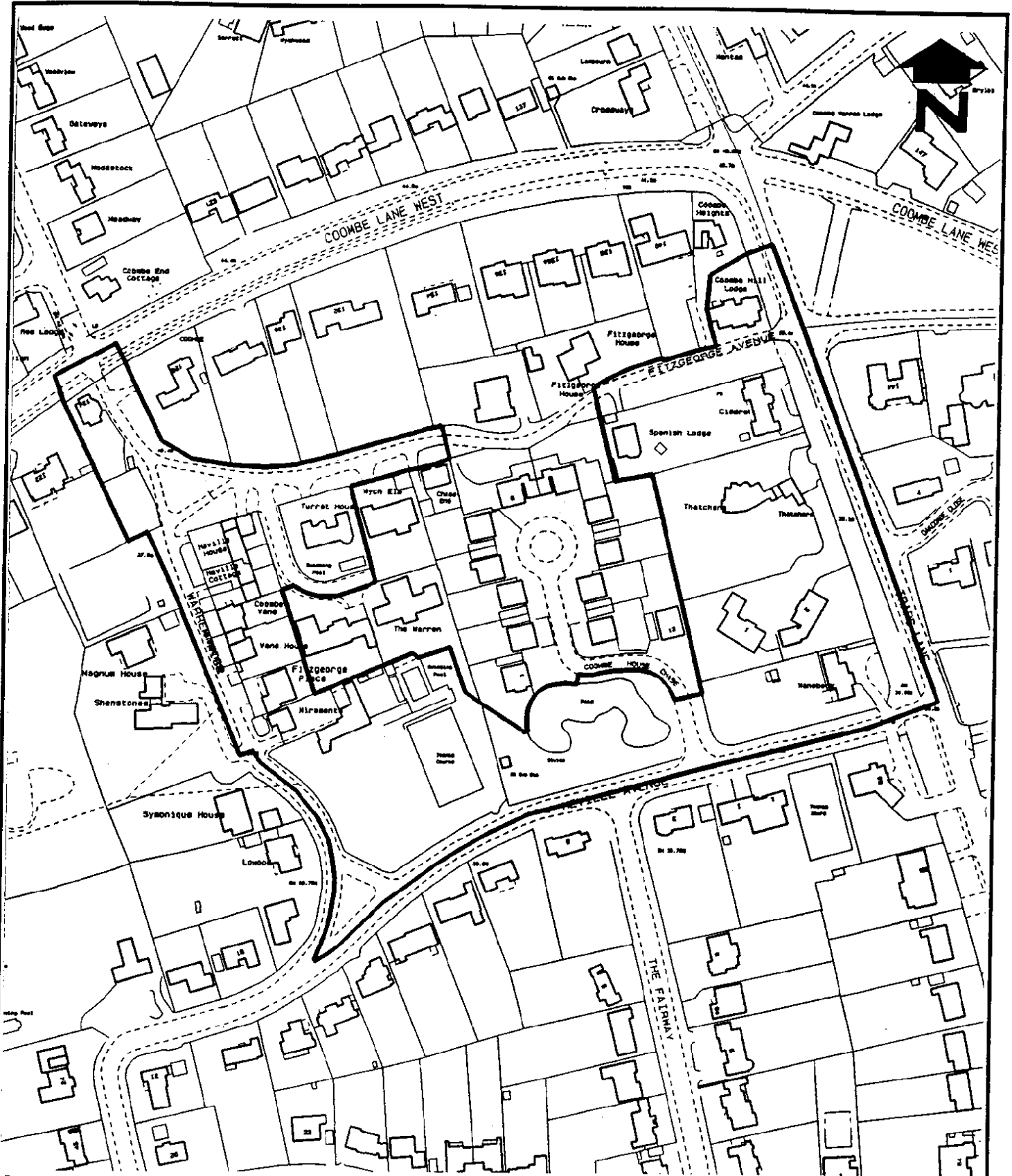
The policies, in particular UD2 and UD6, set out in the Deposit Version of the Borough's Unitary Development Plan (as modified) will be taken into account when the Council is making any decisions in connection with its planning powers. The Council will take advice on planning matters from the New Malden and Old Malden Conservation Areas Advisory Committee.

I look forward to receiving your support and co-operation in preserving and enhancing the character and appearance of the new Coombe House Conservation Area. Please telephone Karen Liddell, the Conservation Officer, on 0181 547 5359 if your require any further information or general advice.

Yours faithfully



Director of Environmental Services



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**COOMBE HOUSE CONSERVATION AREA,
NEW MALDEN**

(DESIGNATED - 15th MAY 1997) No.22

Alan McMillen BA (Hons) MRTPI
 Director of Environmental Services
 Guildhall, Kingston upon Thames,
 Surrey KT1 1EU

Date: JUNE 1997	Ref: CA 22/KLL	Scale: 1/2000	Dwg no: 97/055/B2
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COOMBE HOUSE CONSERVATION AREA

THE SCHEDULE

The land and properties affected are set out in the following schedule:

Coombe Lane West: Number 124 (West Lodge).

Fitzgeorge Avenue: Properties currently titled Coombe Hill Lodge, Spanish Lodge, and Turrett House; and land comprising highway or verge adjacent to Wych Elm and Chase End, Fitzgeorge House, and the rear of 126 - 132 Coombe lane West.

Warren Rise: Properties currently titled Neville House, Neville Cottage, Coombe Vane, Vane House, Fitzgeorge Place, Miramonte, land rear of 124 Coombe Lane West, and land comprising highway or verge adjacent to Magnum House and Shenstones.

Neville Avenue: The pond at the entrance to Coombe House Chase.

Traps Lane: properties currently titled Cimero, Thatchers, Thatchers Copse, Thatchers Court, and Wansbeck.

A. McMillen BA (Hons), MBA, MRTPI
Director of Environmental Services



CONSERVATION AREAS DESIGNATION DOCUMENTS

COOMBE HOUSE

- **Schedule of Addresses**



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**COOMBE HOUSE CONSERVATION AREA
FULL ADDRESS LIST**

Address 1	Address 2	Address 3	Address 4
FITZGEORGE AVENUE			
	124 COOMBE LANE WEST	KINGSTON UPON THAMES	KT2 7DD
TURRETT HOUSE	FITZGEORGE AVENUE	NEW MALDEN	KT3 4SH
SPANISH LODGE	FITZGEORGE AVENUE	NEW MALDEN	KT3 4SH
TRAPS LANE			
COOMBE HILL LODGE	FITZGEORGE AVENUE	NEW MALDEN	KT3 4SH
CIMERO	TRAPS LANE	NEW MALDEN	KT3 4SQ
THATCHERS	TRAPS LANE	NEW MLADEN	KT3 4SQ
THATCHER COPSE	TRAPS LANE	NEW MALDEN	KT3 4SQ
THATCHERS COURT	TRAPS LANE	NEW MALDEN	KT3 4SQ
WANSBECK	TRAPS LANE	NEW MALDEN	KT3 4SQ
WARREN RISE			
NEVILLE HOUSE	WARREN RISE	NEW MALDEN	KT3 4SJ
NEVILLE COTTAGE	WARREN RISE	NEW MALDEN	KT3 4SJ
COOMBE VANE	WARREN RISE	NEW MALDEN	KT3 4SJ
VANE HOUSE	WARREN RISE	NEW MALDEN	KT3 4SJ
FITZGEORGE PLACE	WARREN RISE	NEW MALDEN	KT3 4SJ
MIRAMONTE	WARREN RISE	NEW MALDEN	KT3 4SJ
THE LODGE-MIRAMONTE	WARREN RISE	NEW MALDEN	KT3 4SJ