

## CONSERVATION AREAS DESIGNATION DOCUMENTS

### COOMBE HILL

- **Royal Park Neighbourhood Committee Report**  
**24<sup>th</sup> January 1996**  
**(and minutes)**



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ROYAL PARK NEIGHBOURHOOD COMMITTEE

24 JANUARY 1996

COOMBE HILL CONSERVATION AREA : PROPOSED DESIGNATIONREPORT BY THE DIRECTOR OF ENVIRONMENTAL SERVICES**Summary**

An area on Coombe Hill, identified as a Local Area of Special Character (LASC) in the draft Unitary Development Plan (UDP), has been assessed for conservation area status in accordance with policies contained in the UDP. The LASC crosses the boundary between Royal Park Neighbourhood and New Malden Neighbourhood and thus parallel reports are being presented to each Neighbourhood Committee. Approval is sought to consult owners and occupiers of properties within the existing Coombe Hill LASC and within the proposed Coombe Hill Conservation Area and interested amenity bodies, with the intention to report these views back to Committee to establish whether any part of the area should be designated as a conservation area and for related revisions to the LASC boundary.

**Recommendations**

It is RECOMMENDED that

- i) the proposal to designate the Coombe Hill Conservation Area, as shown on plan reference 96/002/B2, be adopted for the purpose of public consultation;
- ii) the proposal to delete the parts of the Coombe Hill LASC which are within Royal Park Neighbourhood be adopted for the purposes of public consultation;
- iii) the owners and occupiers of properties within the proposed Coombe Hill Conservation Area and within the existing Coombe Hill LASC, (the Malden and Coombe Civic Society, The Kingston upon Thames Society, The Kingston upon Thames Archaeological Society, Coombe Roads' Residents' Association, Coombe House Residents' Association, Malden and Coombe Residents Association Ltd, any other amenity group with a legitimate interest in the proposed designation of the area, the Kingston and Maldens Conservation Area Advisory Committee, English Heritage, The Victorian Society and The Twentieth Century Society) be consulted on the proposed designation of the Coombe Hill Conservation Area and the deletion of the parts of the Coombe Hill LASC which are within Royal Park Neighbourhood; and
- iv) a further report be submitted to this Committee with the result of the public consultation exercise.

Recommendations being made to the ~~Royal Park~~ Neighbourhood Committee

The parallel report to New Malden Neighbourhood Committee carries the following recommendations:

- a) *the proposal to revise the boundaries of the part of the Coombe Hill LASC which falls within New Malden Neighbourhood and to rename the remainder the Coombe House LASC as shown on plan reference 96/006/B2 be adopted for the purpose of public consultation;*
- b) *the owners and occupiers of properties within the existing Coombe Hill LASC, the Malden and Coombe Civic Society, The Kingston upon Thames Society, The Kingston upon Thames Archaeological Society, Coombe Roads Residents Association, Coombe House Residents Association, any other amenity group with a legitimate interest in the area, the Kingston and Maldens Conservation Area Advisory Committee, English Heritage, The Victorian Society and The Twentieth Century Society be consulted on the proposed amendment to the Coombe Hill LASC to form the proposed Coombe House LASC;*
- c) *a further report be submitted to this Committee with the result of the public consultation exercise; and,*
- d) *a request be sent to the Secretary of State for National Heritage asking for Neville House, Neville Cottage, Coombe Vane, Vane Cottage, and the associated estate walls on Warren Rise and Fitzgeorge Avenue to be considered for spot listing.*

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Background

1. Local planning authorities are required by Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to determine which parts of their area are 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. Central Government guidance on the designation of conservation areas is to be found in PPG15 (Planning and the Historic Environment): this is supplemented by Conservation Area Practice published by English Heritage (October 1995).
2. Borough-wide, there are presently twenty conservation areas, designated over the last 25 years. Five of these are within the Royal Park Neighbourhood; Richmond Road C.A. (1989); Coombe Wood C.A. (1990); Robin Hood Gate C.A. (acquired from the London Borough of Richmond upon Thames in April 1995); a major portion of Liverpool Road C.A. (1980 and 1990); plus a small portion of Park Road C.A. (1989). Two conservation areas fall within the New Malden Neighbourhood; Presburg Road (1989) and The Groves (1990).
3. Many of the borough's conservation areas were first identified as Local Areas of Special Character (LASCs) in the 1989 Local Plan. Most of these LASCs have been reassessed and, where any part was considered worthy of designation, that area has been formally designated as conservation area. During the preparation of the draft UDP (1990), the Coombe Hill LASC was identified as a completely new LASC. Research has been undertaken on the historical development of the LASC and the special architectural or historic interests of the areas have been assessed in accordance with policies UD3 and UD4 of the Draft UDP (March 1992) and Policies UD2 and UD4 of the Proposed Modifications to the UDP (November 1995).

4. The statutory definition of a conservation area is set out in paragraph 1. The first test is whether the area is of 'special architectural or historic interest' and, if so, the second test is that it has 'a character or appearance which it is desirable to preserve or enhance'. Both criteria have to be satisfied. The Coombe Hill LASC is tested against these two criteria below.

#### The Architectural and Historical Interest of the Coombe Hill LASC

5. The name Coombe may derive from the Welsh word "Cwm" meaning a wooded valley and would once have applied to a much bigger area. The Coombe Hill LASC covers an area which, during the Victorian period, comprised of three main estates: Coombe House, Coombe Warren and Coombe Cottage. These are identified on plan 96/001/B2, together with a fourth area north of Coombe Hill Road that was only enclosed in the early 20th century. A fifth area comprises the lodges of two other Victorian estates, Coombe End and Coombe Ballard. Area A falls within New Malden Neighbourhood, areas B to E fall within Royal Park Neighbourhood.
6. The whole area known as Coombe Hill was famous for its large mansions. Many of these were developed in the 1850-70 period when the earlier mansions of Kingston and Surbiton were being swept away for speculative redevelopment as housing estates. The area became popular for wealthy families seeking a country seat.
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: although the total landholding covered a wider area, including extensive tracts of farmland and heathland.
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 H M King 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.
9. Part of the estate's 17th 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 development, Coombe House Chase, consists of a group of 12 neo-Georgian detached houses built around a cul-de-sac in 1962.

11. **Area B: The Coombe Warren estate** was located on the north side of Coombe Lane West between Coombe Hill Road and Beverley Lane. Coombe Warren was originally a small house but in 1864 Bertram Wodehouse Currie, an international banker and financier, bought the house and employed George Devey to design large extensions. A fire destroyed much of the house soon after the new work was completed. Immediately, Currie employed Devey to erect a new house. For the second Coombe Warren, Devey took the style of east Kent, in the manner of Betteshanger. He built a ragstone and diapered brick house of three storeys, with two bays of large mullioned windows and a stone built conservatory.
12. Devey was an architect of particular note and many of the buildings for which he was responsible are now listed. He was born in 1820 and worked up until his death in 1886. Devey generally worked in the vernacular style and many of his buildings rival those of better known contemporary architects such as Norman Shaw and Philip Webb and later Voysey.
13. As well as the house with its lavish interiors, Devey was responsible for laying out the gardens and designing the estate buildings. Of the buildings that survive, four are listed Grade II (The Orangery and garden walls; two north lodges and garden walls (now known as Warren Close and Gable Cottage); and Coombe Warren Lodge and garden walls). Wall Cottage, which is probably also by Devey, is identified as a Building of Townscape Merit in the draft UDP.
14. In 1926 Coombe Warren was sold by Lawrence Currie, the house demolished, and the grounds divided into building plots. By 1933 the majority of the plots had been developed using a variety of styles of houses. Buildings of Townscape Merit in the area include Soames House (1930), Edmundsbury (1929) and 153 Coombe Lane West (pre 1933). Subsequent development included houses and bungalows on land adjacent to the Wall Cottage, Soames House and Coombe Moor in the 1960s, 1970s and 1990s.
15. **Area C: Coombe Cottage estate** formed the part of the LASC east of Beverley Lane. In 1861 a mid nineteenth century house was bought by Edward Baring (later to become Lord Revelstoke), senior partner of Baring's Bank. Baring also employed George Devey to undertake a large extension and to build estate buildings.
16. The original house was on the south side of the plot near the road. Devey's new range of 1869-72 ran to the north; the junction between the two phases being marked by a three-storey brick tower above the new porch. This gave the deliberate impression of a sequence of additions made over a period of time. When completed the house had sixty rooms to satisfy the needs of Edward Baring, his wife and their ten children. The house is now listed Grade II.
17. During Edward Baring's ownership of the house, it was visited by H M Queen Victoria and many other members of the Royal family. Much of this visiting took place in the year from March 1881 when the widowed Empress Eugene lived at Coombe Cottage with the Baring family. Baring moved from the house c1885 as a result of a threat of a railway line being built nearby. Baring forced the railway company to purchase the whole estate, although the railway was never built.

18. Lord Charles Beresford purchased the estate from the railway company. He was a well-known socialite and close friend of the future King Edward VII. It is unclear whether he made his home here as the house was leased out on at least one occasion (1906, to Dame Nellie Melba, actress). From about the time of the Great War, Coombe Cottage was used as a hotel. In 1954 it became offices of the Rediffusion company. The main house has recently been converted into ten flats and twelve new houses are being built in the grounds.
19. The stable block has a tablet dating it to 1863 and is in Devey's Wealden style. This is Listed Grade II. To the north of the stables, Devey built a Dairy with a pair of half timbered gables and a veranda and balcony with a wooden balustrade. This is now known as Coombe Wood Cottage and is a Building of Townscape Merit in the UDP.
20. The last Coombe Cottage estate building that Devey built was Coombe Wood Farm, now Hopping Wood Farm. This is located east of Beverley Lane and is reached via the slip road that leads on to Robin Hood Way. It has three small ranges round a courtyard and an imposing dovecote. This was more likely to have been designed by the young James Williams, Devey's assistant. The farmstead and the adjacent cottage are now used as offices.
21. **Area D: North of Coombe Hill Road** This was part of the extensive Fitzgeorge Estate. In 1911 the Fitzgeorge Estate created Coombe Hill Golf Course which adjoins the LASC. The areas with a direct road frontage were sold for residential development and three large houses were initially built in the immediate vicinity of the LASC.
22. Cedar Court (Listed Grade II) was built in 1912 from timbers that once formed a fifteenth century house in Colchester. Amberwood was constructed as a squash court for the house but was in 1949 converted to a house. The grounds of the house were divided into six further plots in 1954 and there has also been some further development dating from the 1960s. One of the houses in the grounds, Tudor Cottage, (Building of Townscape Merit) is likely to have been the lodge house of Cedar Court.
23. Coombe Green is a substantial building dating from 1921, designed by architect Harold Bailey. Bailey undertook many commissions for large houses in the Coombe area, including Coombe Hill Golf Club (1911, Building of Townscape Merit), Coombe Glen (c1925) and The Homestead (1926); the last two being immediately adjacent to the LASC. Both Coombe Glen and Coombe Green retain original lodge houses; two houses dating from the 1950s have been erected on the road frontage of Coombe Green.
24. In 1931 a printed notice appeared indicating that Col Sir Augustus Fitzgeorge was intending to sell both Coombe Wood Golf Course (opened 1904) and Coombe Hill Golf Course (opened 1911) for building purposes. The two golf courses, along with 500 acres of land towards Kingston Vale and beyond, were sold to a firm of building contractors. After negotiations, Malden and Coombe Urban District Council purchased the two golf courses to preserve the ground as open spaces in perpetuity.
25. Area D has less historic interest than the three areas so far discussed. It was not the site of a mansion but of open land at the time Coombe Warren was being built. However, the fact that it was then open land would have been a significant factor in Currie's decision to build Coombe

Warren and its contribution to the setting of Area B makes it worthy of further consideration. Furthermore, the buildings that were subsequently erected in the 1910 to 1930 period are, in themselves, of architectural interest.

26. Area E: This area consists of two lodges, both Buildings of Townscape Merit.
27. Red Lodge (1912) served Coombe Ballard which was built in 1906. Much of the building was destroyed by fire in 1927. The rebuilt house is now the Marymount International School but the grounds have all been developed with detached houses.
28. Coombe End Cottage (c1912) was the lodge to Coombe End, a 21 acre estate on a long lease from the Fitzgeorge estate. Coombe End was demolished and the estate developed with detached houses in 1958/59.

Summary of Areas A to E

29. From the above it may be seen that the five areas of the Coombe Hill LASC, identified on plan 96/001/B2, have varying degrees of architectural or historic interest. As stated in paragraph 4, the degree of interest has to be 'special' to justify further consideration for conservation area status.
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.
31. Area B has architectural and historic interest owing to its associations with the architect George Devey and the survival of a number of buildings designed by him. It is concluded that the architectural and historic interest of this area 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.
32. Area C has architectural and historic interest owing to its associations with the architect George Devey and the survival of a number of buildings designed by him. The architectural interest of this area is heightened by the survival of the mansion itself. It is concluded that the architectural and historic interest this area 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.
33. Area D has no special historic interest but the substantial Golf Clubhouse and private houses built here in the early twentieth century are of architectural interest. The area also relates directly to area B which is to be considered further. It is concluded that the architectural interest of this area 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.

34. In Area E, the two lodges that occupy this area are of intrinsic merit, as recognised by their inclusion as Buildings of Townscape Merit. However, one relates to a mansion that no longer exists and the other relates to a mansion isolated from its lodge by extensive areas of modern developments. The two lodges are of insufficient intrinsic architectural or historic interest for further consideration to be given to designating the area as part of a wider conservation area and this report does not consider this area further.

The Character and Appearance of the Area and Assessment for Conservation Area Designation

35. It is now necessary to assess whether any of the four areas A to D, which have been identified as having special architectural or historic interest, have a related character or appearance which it is desirable to preserve or enhance. If so, these areas should be designated as a conservation area. English Heritage guidance note 'Conservation Area Practice' (October 1995) advises that areas which are immediately adjacent to a proposed conservation area should be considered for inclusion where the setting of the proposed conservation area could be compromised by development which would not otherwise be within planning control.
36. The overall character of the Coombe Hill LASC is residential with low and medium density developments, mainly in the form of detached dwellings set within spacious well-landscaped gardens. Many of the mature trees within the LASC are protected by Tree Preservation Orders. The area also includes the Clubhouse of Coombe Hill Golf Course and one educational establishment.
37. The LASC illustrates 20th century development within the grounds of 19th century mansions. There are a number of individual buildings of architectural merit that are on the statutory list or are locally listed as Buildings of Townscape Merit. However, there is not one particular building style or use of a particular building material that is characteristic to the area. The area's character can be attributed to the survival of features of historical interest and its semi-rural appearance rather than any prevalent or uniform building style.
38. Area A. This occupies the grounds of the former Coombe House. Surviving from the time of Coombe House are two lodges, some outbuildings on Warren Rise and an early estate wall (Listed Grade II).
39. Although the roads are narrow and the verges informal, the character of this part of the LASC has much in common with other parts of Coombe Hill and Kingston Hill. Except for Thatchers, Wansbeck, Miramonte and 132 Coombe Lane West, the houses are built on modest or small plots. The majority of the buildings were built after 1950.
40. The cluster of old estate buildings on Warren Rise have some intrinsic merit and interest as a group but they appear isolated from other surviving buildings by the surrounding developments and do not have an impact on the character or appearance of the wider area. Coombe House Chase consists of 12 neo-Georgian houses built in 1962. The layout and design of this modern housing estate do not respect the history of the area and do not have any intrinsic merit. The houses on the south side of Coombe Lane West are not of special historic or architectural interest, apart from West Lodge and the neighbouring house, number 122 (1904). The rest of the houses are from the 1950s, one from the 1960s and four modern 1980s houses.



41. The historic features of Area A are thinly spread, date from different periods and do not relate one-to-another in a way which gives the area a cohesive and distinctive character. Much of the redevelopment including the houses along the south side of Coombe Lane West and on Coombe House Chase has no intrinsic merit.
42. The detailed analysis of the area set out above demonstrates that Area A of the LASC does have some historic interest but that this has been severely eroded by the loss of the mansion itself and the extent and nature of the redevelopment that has taken place. Furthermore, the area's physical form and land uses, from which the character and appearance of the area derive, no longer reflect the historic interest of the area to an extent which would be recognisable by any but the informed historian. Additionally, this area is self contained and does not relate in character or appearance to any of the other areas B to D. It is concluded that the second part of the two-part test for conservation area designation is not satisfied and, therefore, the area should not be designated as a conservation area.
43. The buildings of most note are on the Statutory List. Neville House, Neville Cottage, Coombe Vane, Vane Cottage and some additional lengths of the early estate boundary walls on Warren Rise form an interesting group and consideration should be given to putting them forward to the Secretary of State for National Heritage for inclusion on the statutory list (these buildings were last refused listing by the Secretary of State in 1984).
44. Area B: The site of the Coombe Warren mansion is well defined to its north and south by the high brick wall with diaper patterning. The sense of containment is increased by the survival of four lodges forming parts of the walls. Coombe Hill Road has a wide gravel pavement running along the base of the wall. The well-defined boundary of the estate is set-off by the soft landscaping and low tree canopy that exists along the north side of the street. The boundary along Beverley Lane is less well defined as there is no wall. However, the entrances into the gardens of the later houses are relatively discrete and few in number and the Lane is narrow so the sense of enclosure remains high.
45. Redevelopment of the estate has taken place, mostly on generous plots. The vehicular entrances that have been formed involve modest breaches in the boundary walls and do not compromise to a great extent the character of the area. Two larger breaches have been made to serve more than one house each, and these do have a negative effect on the character of the area.
46. Despite the redevelopment that has taken place the character and appearance of the original Coombe Warren estate still pervades the areas. To a large extent, this may be attributed to the survival and architectural qualities of the lodges; the long lengths of high wall and tight enclosure of the site; the sense of openness behind the boundaries owing to the level of tree cover, and the location within their plots of many of the later buildings and their inconspicuous nature.
47. Area B is considered to have a character and appearance which derives directly from the special architectural and historic interest of the area and, thus, to satisfy the two-part test and be worthy of conservation area designation. Additionally, this area relates well to areas C and D and together they form an area with a distinctive character and appearance.

Area

AMENDMENTS

APPENDIX C

COOMBE HILL CONSERVATION AREA: PROPOSED DESIGNATION

Paragraph 53, Line 5 insert the following after "nature of the site."

Additionally, this area forms a good enclosure to the natural beauty of Coombe Hill Golf Course, as the built forms are mainly inconspicuous within the mature landscape. Although the Golf Clubhouse is a good building by Bailey it is too distant to have a direct impact on the setting of the core Area B. For the above reasons with the exception of the Golf Clubhouse the whole of area D plus Coombe Glen and The Homestead are considered to satisfy the two-part test for conservation area status and that they should be designated a conservation area.

PROPOSED COOMBE HILL CONSERVATION AREA AND LASC REVIEW

Also insert paragraph 54 to commence:-

The proposed boundary is set out on plan 95/002/B2.

48. **Area C:** This is the only estate where the mansion survives. In addition a substantial stable block, the dairy cottage and the farmstead survive. Although there is no hard boundary to the estate, the grouping of the buildings by Devey on Beverley Lane is especially strong. When Coombe Cottage was constructed, this was a rural area, surrounded by open farmland and heathland and the approach along Beverley Lane reflects this by its narrow width, informal verges and lack of kerbstones.
49. Hoppingwood Farm is an interesting and attractive building but in townscape terms is extremely isolated from the mansion house owing to changes in road layouts and the terrace of three-storey houses on Warbank Lane. Visually, this does not form part of the same area as Coombe Cottage.
50. Beverley Lane retains much of the character and appearance it had when Coombe Cottage was first built. The sense of narrowness and informality remains high and the appearance of the buildings and the character of the wider area derive directly from the architectural and historic interest of the area as a Devey mansion and estate. It is concluded that Beverley Lane and the plots of land and buildings on either side of the lane (in areas B and C) satisfy the two-part test for conservation area designation and thus that they are worthy of conservation area status. It is also concluded that the new developments in the grounds of Coombe Cottage and on Warbank Lane are of no architectural or historic interest and form such a strong division between Coombe Cottage and Hoppingwood Farm that the latter may not reasonably be considered part of the area and thus that it should be excluded from the proposed conservation area.
51. **Area D: north of Coombe Hill Road.** When the main estates were set out this was part of the open space on Coombe Hill. Development has taken place but the character of this area has been preserved to a great extent as the new buildings are set well behind dense boundaries of evergreen shrubs, the entrance drives are relatively modest and infrequent, and the area retains a relatively dense deciduous tree canopy. The same character extends to Coombe Glen and The Homestead which lie outside the LASC as originally identified.
52. The first phase of new buildings in the area is of intrinsic architectural merit, especially where the buildings are still set within generous grounds. The contribution of the works of architect Harold Bailey to the character and appearance of the area deserves recognition and many of the key, first generation buildings are by him. Bailey made a similar contribution to the Coombe Wood Conservation Area. He also worked nationally and internationally on many prestigious projects.
53. The softness of Area D forms an ideal foil to that of the hard boundary to the Coombe Warren estate and insensitive development in this area could easily compromise the setting of Area B. The low density development of the area includes notable buildings and has a distinctive character which stems from the earlier open nature of the site. The proposed boundary is set out on plan 95/002/B2. The boundary includes those areas identified above as having a special architectural or historic interest worthy of preservation and enhancement. The core of the area is the Coombe Warren estate (Area B); this is surrounded by the more open areas of the Coombe Cottage estate (Area C), the original heathland to the north (Area D) and the wooded triangle south of Coombe Lane West, which is the last vestige of the open heathland/unmanaged woodland that would once have been characteristic of the wider area.

55. If a conservation area were to be designated in accordance with the recommendations set out above, it would be appropriate to review the boundary of the LASC. The section of the LASC within New Malden Neighbourhood (Area A) has historic interest as set out in paragraphs 7 to 10 and 30. The size of this area justifies its retention as a LASC in its own right. Plan 96/006/B2 shows a suggested boundary which relates directly to the grounds of Coombe House mansion. It is suggested that this be called the Coombe House LASC.
56. The section of the existing Coombe Hill LASC within Royal Park Neighbourhood has been fully considered for conservation area status, in accordance with policies contained within the Draft UDP and proposed modifications. If a conservation area is designated in accordance with the recommendations set out in this report, the planning purpose of the LASC will have been fulfilled and it is recommended that this section of the LASC be deleted.

#### Consultation Procedure

57. There is no requirement to consult with regard to conservation area designation but public awareness and support for the designation of an area generally result from such a procedure. It is proposed that an extensive consultation exercise be undertaken, which includes owners and occupiers of land and buildings within the existing LASC and the proposed Coombe Hill Conservation Area, and local amenity groups with a legitimate interest in the area. Informal discussions with English Heritage indicate support for the designation of the area as a conservation area but this would be the first formal consultation on a proposed boundary.
58. Within the Royal Park Neighbourhood, it is considered appropriate to consult the Malden and Coombe Civic Society, The Kingston upon Thames Society, The Kingston upon Thames Archaeological Society, Coombe Roads' Residents' Association, Coombe House Residents' Association, any other amenity group with a legitimate interest in the proposed designation of the area, the Kingston and Maldens Conservation Area Advisory Committee, English Heritage, The Victorian Society, The Twentieth Century Society and owners and occupiers of properties within the existing Coombe Hill LASC and the proposed Coombe Hill Conservation Area.
59. A plan of the area proposed for designation as a conservation area and photographs illustrating the architectural and townscape features which designation seeks to safeguard will be available at the meeting and for the public to view during the consultation period.

#### Environmental Considerations

60. The designation of a conservation area serves to protect the historically most valuable 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.
61. This is an area of very low density housing; without protection, there is potential for future redevelopment at higher, but still comparatively low, densities or for infilling. However, the protection of urban open space, public and private, is important for nature conservation. The area adjoins the Coombe Hill Golf Course, a site of Metropolitan Nature Conservation Importance. The well established gardens in this area provide habitats for a diverse wildlife population and also wildlife corridors and buffers which will protect the site of Metropolitan Nature Conservation Importance.

62. Older housing is often less energy efficient than housing built to modern standards. However, the greatest energy use associated with buildings is that used in their construction. Therefore, the conservation of older housing, particularly if energy conservation measures have been undertaken, can conserve more energy overall than the alternative of rebuild.
63. The requirements of refurbishment and maintenance of buildings in a conservation area may require the use of materials with a high environmental cost from transport or source, e.g. a particular type of wood or stone may be specified. However, care can be taken to ensure that consideration is given to environmentally less damaging alternatives or where none is appropriate that materials are obtained from environmentally well managed sources, e.g. hardwoods from certified managed forests.

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

LASC Conservation Area File

# THE ROYAL BOROUGH OF KINGSTON UPON THAMES

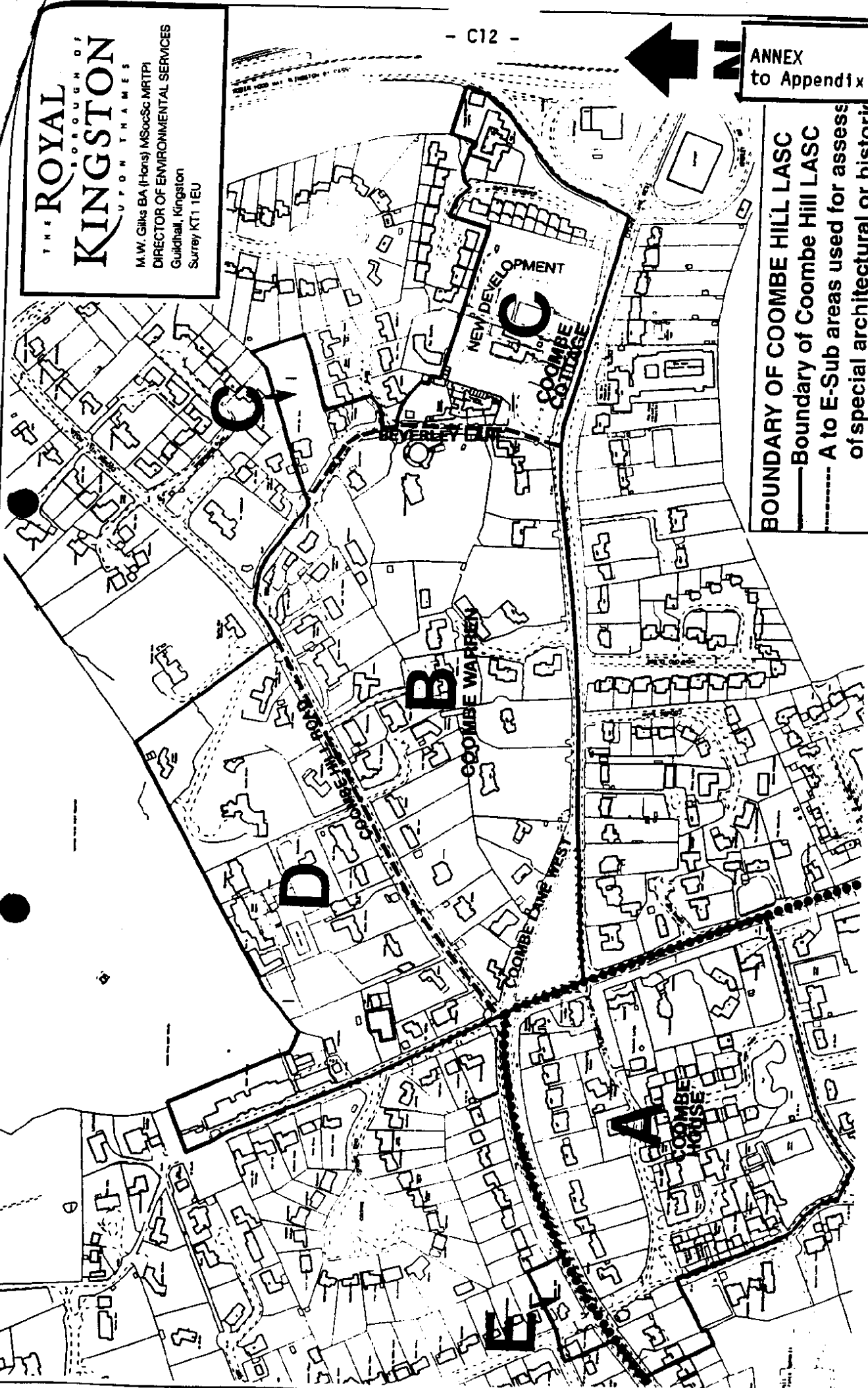
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- C12 -

ANNEX  
 to Appendix C

**BOUNDARY OF COOMBE HILL LASC**  
 — Boundary of Coombe Hill LASC  
 - - - - A to E-Sub areas used for assessment of special architectural or historic interest

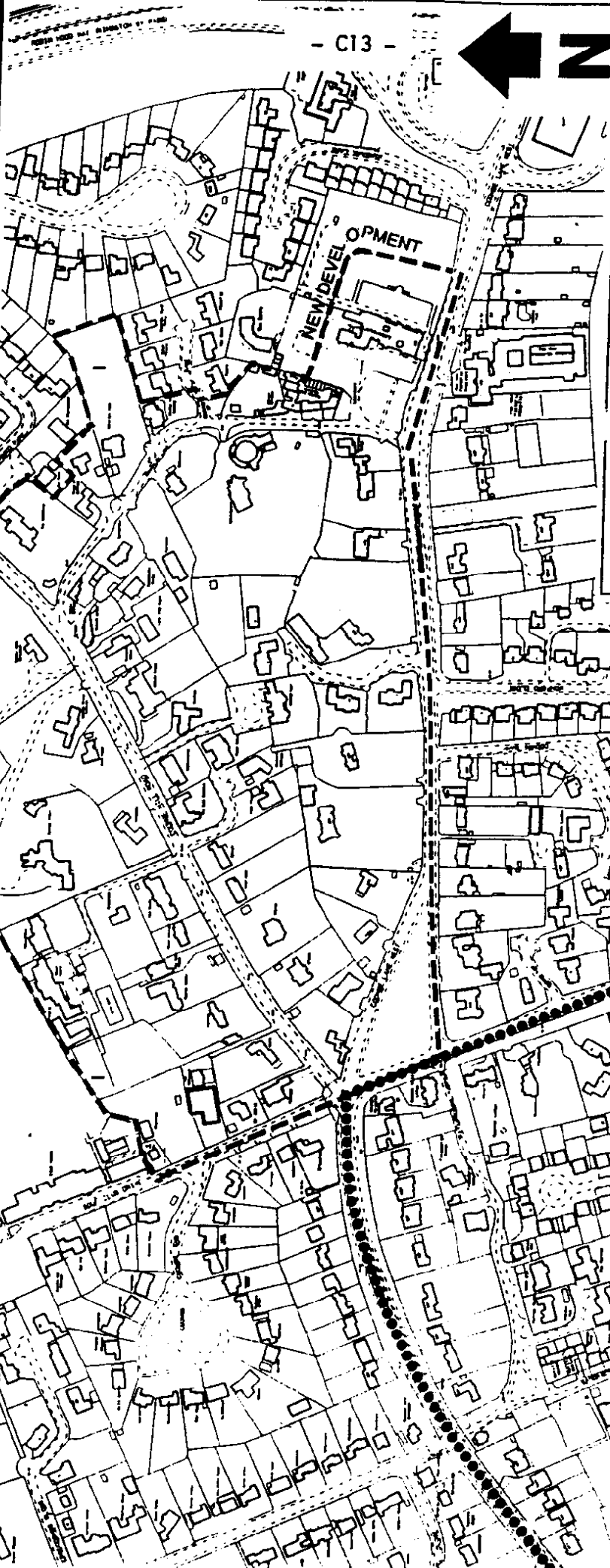
SCALE: 1/4000	DATE: JAN. 1996
DWG. No: 96/0017B2	REF: NEW MALDEN & ROYAL PARK



..... Neighbourhood Boundary

THE ROYAL  
BOROUGH OF  
**KINGSTON**  
UPON THAMES

M.W. GILKS BA (Hons) MSocSc MRTPI  
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PROPOSED BOUNDARY OF COOMBE HILL  
CONSERVATION AREA  
-----Proposed Coombe Hill Conservation Area  
PLAN 2

SCALE: 1/4000	DATE: JAN. 1996
DWG. No: 96/002/B2	REF: ROYAL PARK

..... Neighbourhood Boundary

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**THE ROYAL**  
BOROUGH OF  
**KINGSTON**  
UPON THAMES

M.W. Gilks BA (Hons) MSocSc MRTPI  
DIRECTOR OF ENVIRONMENTAL SERVICES  
Guldkhall, Kingston  
Surrey KT1 1EU

PROPOSED BOUNDARY OF COOMBE HOUSE LOCAL AREA OF SPECIAL CHARACTER  
----- Proposed Coombe House LASC

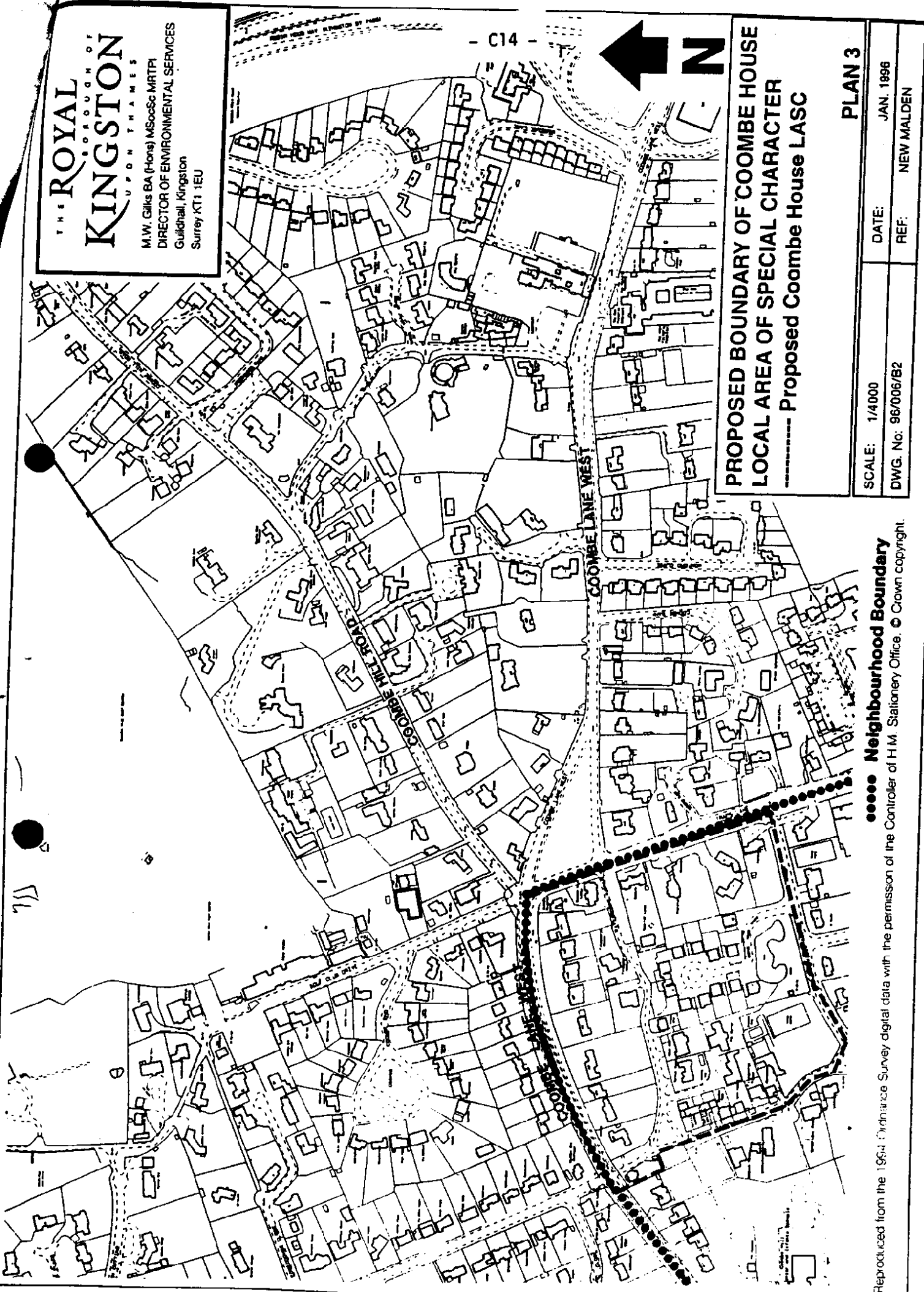
- C14 -



**PROPOSED BOUNDARY OF COOMBE HOUSE LOCAL AREA OF SPECIAL CHARACTER**  
----- Proposed Coombe House LASC

**PLAN 3**

SCALE: 1/4000	DATE: JAN. 1986
DWG. No: 96/006/B2	REF: NEW MALDEN



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116. COOMBE HILL CONSERVATION AREA: PROPOSED DESIGNATION

RESOLVED that:

- i) the proposal to designate the Coombe Hill Conservation Area, as shown on plan reference 96/002/B2, be adopted for the purpose of public consultation and that the Director of Environmental Services be requested to arrange a visit to the area for members;

ROYAL PARK NEIGHBOURHOOD

24 JANUARY 1996

- ii) the proposal to delete the parts of the Coombe Hill Local Area of Special Character (LASC) which are within Royal Park Neighbourhood be adopted for the purposes of public consultation;
- iii) the owners and occupiers of properties within the proposed Coombe Hill Conservation Area and within the existing Coombe Hill LASC, (the Malden and Coombe Civic Society, The Kingston upon Thames Society, The Kingston upon Thames Archaeological Society, Coombe Roads' Residents' Association, Coombe House Residents' Association, Malden and Coombe Residents' Association Ltd, any other amenity group with a legitimate interest in the proposed designation of the area, the Kingston and Malden Conservation Area Advisory Committee, English Heritage, The Victorian Society and The Twentieth Century Society) be consulted on the proposed designation of the Coombe Hill Conservation Area and the deletion of the parts of the Coombe Hill LASC which are within Royal Park Neighbourhood; and
- iv) a further report be submitted to this Committee with the result of the public consultation exercise.



# CONSERVATION AREAS DESIGNATION DOCUMENTS

## COOMBE HILL

### Original Decision to Designate



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## CONSERVATION AREAS DESIGNATION DOCUMENTS

### COOMBE HILL

- **Royal Park Neighbourhood Committee Report**  
**20<sup>th</sup> June 1996**  
**(minutes not available)**



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## ROYAL PARK NEIGHBOURHOOD COMMITTEE

20 JUNE 1996

## COOMBE HILL CONSERVATION AREA : PROPOSED DESIGNATION

## REPORT BY THE DIRECTOR OF ENVIRONMENTAL SERVICES

**SUMMARY**

On 24 January this Committee adopted, for the purposes of public consultation, a proposal to designate a conservation area based on parts of Coombe Hill Road, Beverley Lane and Coombe Lane West, known for the above purpose as the proposed Coombe Hill Conservation Area. This report sets out the results of the public consultation exercise and suggests a boundary for formal designation as a conservation area. Such designation would make the Coombe Hill LASC within Royal Park Neighbourhood redundant for planning purposes, and its deletion is recommended.

A member level site visit was held on 18 May 1996.

It is **RECOMMENDED** that:

- i) the boundary of the proposed Coombe Hill Conservation Area as shown on Plan No 96/002/B2 be approved;
- ii) the necessary statutory procedures for the designation of the Coombe Hill Conservation area, under Sections 69 and 70 of the Planning (Listed Building and Conservation Areas) Act 1990, be carried out;
- iii) owners and occupiers of the properties within the designated conservation area be notified by letter of the designation; and,
- iv) the complete section of the Coombe Hill Local Area of Special Character within the Royal Park Neighbourhood be cancelled.

**BACKGROUND**

1. On 24 January 1996 a report was presented to this Committee proposing the creation of a new conservation area based on parts of Coombe Hill Road, Beverley Lane and Coombe Lane West, and the deletion of the Coombe Hill Local Area of Special Character (LASC) (see maps 96/002/B2 and 96/001/B2 respectively). The Committee resolved that the proposals be adopted for the purposes of public consultation and that the societies listed below and owners and occupiers of properties within the proposed Coombe Hill Conservation Area and the existing Coombe Hill LASC be consulted on the proposals, and that the results of the consultation exercise be reported back to this Committee.

## PUBLIC CONSULTATION

2. A copy of the Committee report of 24 January 1996 was sent with a letter inviting comments to the organisations listed below. Additionally, a letter was sent to each of the eighty-two properties in the proposed conservation area detailing the special architectural and historic interest of the area, the reasons for the proposed designation, a map showing the extent of the proposed designation and the implication for the householders and the Authority of any designation. Each package included a pre-printed comment sheet and a reply-paid envelope. A further 12 letters were sent to the properties within the present LASC that do not fall within the proposed conservation area. A travelling exhibition board, including a large scale plan outlining the proposed boundary and photographic material was available for viewing in Guildhall 2, in New Malden Library, and in Kingston Library for two weeks in each location.

## RESULTS OF THE PUBLIC CONSULTATION EXERCISE

3. The comments from the organisations consulted are summarised below with a response to each.

The Malden and Coombe Civic Society : no comments received.

The Kingston upon Thames Society : welcome the proposals but argue that the conservation area boundary should be extended in three places.

- a) to include the Golf Clubhouse which they describe as "not a building of great Architectural quality, it is within the language of the rural aspect of the area".
- b) to include approximately eighteen further houses on Coombe Hill Road, east of the consultation boundary. In particular they cite a group of four buildings by Patrick Gwynne (Mulberry, Fair Oaks, etc.), and Robin Hill by Architects Taylor and Green.
- c) to include an area based on Warren Rise - a small part of the Coombe House Estate (in New Malden Neighbourhood and the subject of a report to that Committee).

**Response** The Committee report of 24 January identifies the core area of architectural or historic interest as being section B and the western part of section C on plan 96/001/B2. The areas around this core were developed from the early twentieth century and although many of the buildings are large attractive houses in generous gardens they do not have the same architectural interest as the core area. The north side of Coombe Hill Road was included within the proposed boundary as the boundary treatment, gardens and the location of the buildings within the plots are such that the previously rural aspect of this area remains evident, and forms a perfect foil for the high brick wall of the Devey Estate on the south side of the road. The appearance of this area is therefore essential to the setting of the historic Coombe Warren Estate buildings and its inclusion in the proposed conservation area is entirely justified.

The golf clubhouse is an architecturally interesting building dating from 1912. It was designed by Harold Bailey and has a particularly pleasing form when viewed from the fairway. However, the building is distant from the Devey buildings and the type of development likely in the vicinity of the clubhouse would not compromise the setting of the Devey estates. The inclusion of the clubhouse would place unnecessary controls on the golf club and would not serve any purpose relating to the proposed conservation area. It remains the recommendation to exclude the golf clubhouse from the proposed conservation area.

The suggested extension along Coombe Hill Road does not relate in character or appearance to the core of the proposed conservation area. There is a clear change in the rural aspect at the proposed boundary. In particular, the properties on the south side of the road have a variety of modern hard boundary treatments and the buildings themselves are much more prominent: both of these features are alien to the character and appearance of the Devey estates. The inclusion of the suggested extension would serve to diminish the contribution made by the surviving Devey buildings to the character and appearance of the resulting conservation area.

The Patrick Gwynne houses were designed in 1959. They were featured in the architectural press and are, therefore, of architectural interest in relation to post-war housing design. However, the buildings are deemed to be not worthy of listing at the present time, having been turned down for spot-listing by the Secretary of State in August 1994. The purpose of conservation area designation is to preserve the character and appearance of areas rather than individual buildings, and since these buildings do not relate to the buildings of the Devey estates and their gardens make a negligible contribution to the setting of the core of the conservation area their inclusion within the conservation area is not considered to be appropriate. A similar argument applies to Robin Hill, which is even more distant from the core of the conservation area.

The Kingston upon Thames Archaeological Society : support the proposal.

Coombe Roads Association : support the proposal.

Coombe House Estate Residents' Association Ltd : made comments regarding the Coombe House area which have been reported to the New Malden Neighbourhood Committee. The residents' association also suggested that the yew trees that once lined the drive across the Triangle at the top of Traps Lane within the proposed conservation area be replanted as part of the traffic schemes currently under consideration.

**Response** The avenue of yew trees related to the Grade II listed Devey lodge to Coombe Warren at 145 Coombe Lane West. The carriage entrance is now blocked but the reinstatement of the avenue would ameliorate this to some extent and would improve the setting of the lodge and the character of the conservation area as a whole. The Committee may wish to express a view on this proposal which need not be related to a traffic scheme for the area.

Malden and Coombe Residents' Association Ltd :no comments received.

The Kingston Town and Royal Park Conservation Area Advisory Committee : noted the report.

English Heritage :support the proposed Coombe Hill Conservation Area within the Royal Park Neighbourhood: no comment was made in relation to the Coombe House LASC.

The Victorian Society : support the proposals.

The Twentieth Century Society : made parallel comments to those of the Kingston upon Thames Society with regard to the Patrick Gwynne houses and the Taylor and Green house on Coombe Hill Road. For a response see paragraph above.

Residents' responses. : In reply to the 82 consultation letters sent to properties within the proposed conservation area, 27 written submissions were received. (This is 33% response rate). 22 replies were in favour of the designation and five were against.

Two of the correspondents in favour of the proposals gave specific support to the proposal to include The Homestead and Coombe Glen within the conservation area. Two correspondents and one telephone caller asked that the designation be taken into account when formulating a scheme for the triangle at the top of Traps Lane. The objectors' arguments are set out below.

A family member from Coombe Glen, Coombe Hill Road, objected to the inclusion of the property on the basis that it was not previously within the LASC and that "its contribution to the setting of the core Area B is minimal and also by reason of its specific history".

**Response** The boundary of the LASC was drawn up on a broad brush approach and does not constrain the Authority in its assessment of the wider area for conservation area designation. It would be a mis-application of the legislation if the Authority were to constrain itself in such a fashion. The soft landscaping to the north of Coombe Hill Road was identified in the report of 24 January 1996 as forming an important foil for the brick boundary wall of the Devey estate. Opposite Coombe Glen is a pair of Grade II listed Devey Lodges, and the lodge to Coombe Glen occurs at the head of Beverley Lane, closing the view when travelling from south to north. The soft landscaping including dense tree cover of the garden of Coombe Glen serves as an effective buffer area between the more suburban character of Coombe Hill Road to the east of the site and its inclusion within the conservation area is most desirable. The "specific history" referred to by the correspondent relates to an extinct permission for redevelopment dating from 1960, and is not material when assessing the area for conservation area status.

The owner of The Homestead, Coombe Hill Road, objected on the grounds that the site was not previously identified as being within the Local Area of Special Character and that The Homestead does not form part of an area of special architectural or historic interest. The objector draws attention to a passage in the *Conservation Area Practice Guide* produced by English Heritage which suggests consideration be given to the designation of the immediate setting of a conservation area as part of the conservation area. It advises: "... the test is whether the area justifies the additional controls which designation brings or whether it is a matter of applying normal development controls in a way which recognises and respects the character and appearance of the Conservation Area. If the latter, the area would not necessarily need to be included within the boundary especially where specific development plan policies relating to Conservation Areas and their settings exist."

**Response** The matter of the LASC/Conservation Area boundary is dealt with above. As with Coombe Glen, The Homestead is included within the proposed conservation area on the basis that the soft landscaping forms a foil for the Devey lodges and walls of the Coombe Warren Estate opposite. The Homestead building is of intrinsic merit and illustrates well the form of development that took place on the break up of the large estates in the early twentieth century. The setting of the historic Coombe Warren Estate and Coombe Cottage Estate is currently of generous houses in generous gardens with plenty of soft landscaping. Inclusion of this property within the proposed conservation area would aid the preservation of the setting of the main core area. In particular the less generous permitted development rights with regard to extensions and curtilage buildings are of value, as is the notification procedure in advance of works with regard to trees over 75mm in diameter that are not for the time being the subject of a Tree Preservation Order.

The owner of Beverley Wood, Beverley Lane objected to the inclusion of the properties on the east side of Beverley Lane, except where it relates to Coombe Cottage (The Devey Mansion), on the basis that the proposal adversely affect the development potential of the rear garden without serving any clear conservation purpose.

**Response** As with the objections discussed above, this objection relates to the inclusion of the setting of the core of the conservation area within the conservation area boundary. In this instance the boundary has been drawn to include not only Coombe Cottage, but its Grade II listed stables and Grade II listed cottage, all by Devey, and Coombe Wood Cottage, the estate dairy built by Devey (not listed, BTM). It also includes other buildings on the east side of Beverley Lane. The Committee report of 24 January 1996 sets out the character of this area in paragraphs 48 to 50. The site reflects the rural nature of the lane at the time that the Devey Estates were being developed, a character which would be severely compromised by development within sight from the lane. Additionally, the objector's property adjoins the Devey dairy to Coombe Cottage and the setting of this is of particular importance to the character and appearance of the area that derives directly from its architectural and historic interest. There is clear justification for including the house and garden of Beverley Wood within the conservation area.



One objector expressed the view that it was too late as the damage had already been done, another gave no reason for his objection.

#### **THE PROPOSED DELETION OF THE COOMBE HILL LASC IN THE ROYAL PARK NEIGHBOURHOOD**

4. One letter of support has been received from Hoppingwood Farm. One owner and one prospective owner of houses in Warbank Lane expressed concern with regard to tree issues. These concerns were dispelled once it was explained over the telephone that the area is subject to recent Tree Preservation Orders and the deletion of the LASC would not affect this matter.
5. The occupier of Coombe End Cottage, Warren Road, opined that the building should remain in the LASC or form part of a conservation area. The building is distant from, and does not relate in any other way to the proposed conservation area. The Coombe House area opposite is currently a LASC, but again the lodge does not relate in any way to the historic Coombe House Estate and it is suggested that the LASC status of the site is no longer appropriate.

#### **CONCLUSION**

6. Public consultation has shown widespread support for the proposed conservation area. The objections to the inclusion of certain properties have all been addressed and it has been found that the inclusion of the sites is justified. The suggestions to extend the area appears to be based on a desire to protect certain buildings rather than the wider area. The inclusion of buildings and gardens of a different character is not desirable as it would serve to dilute the character and appearance of the conservation area as a whole.
7. If the Committee resolve to designate the Coombe Hill Conservation Area, the purpose of the Coombe Hill 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 Unitary Development Plan (Deposit Version, as Modified) can be carried out in accordance with the Policy & Resources minute 197(iii) of April 1996 as minor updating.

#### **ENVIRONMENTAL CONSIDERATIONS**

8. The designation of a conservation area serves to protect the historically most valuable 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.
9. This is an area of very low density housing : without protection there is potential for future redevelopment at higher, but still comparatively low, densities, or for infilling. However, the protection of urban open space, public and private, is

important for nature conservation. The area adjoins Coombe Hill Golf Course, a gardens in this area provide habitats for a diverse wildlife population and also wildlife corridors and buffers which will protect the site of Metropolitan Nature Conservation Importance.

10. Older housing is often less energy efficient than housing built to modern standards. However, the greatest energy use associated with buildings is that used in their construction. Therefore, the conservation of older housing, particularly if energy conservation measures have been undertaken, can conserve more energy overall than the alternative of rebuild.
11. The requirements of refurbishment and maintenance of buildings in a conservation area may require the use of materials with a high environmental cost from transport or source, e.g. a particular type of wood or stone may be specified. However, care can be taken to ensure that consideration is given to environmentally less damaging alternatives or, where none is appropriate, that materials are obtained from environmentally well managed sources, e.g. hardwoods from certified managed forests.

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

1. Proposed Coombe Hill Conservation Area File
2. Consultation responses
3. Kingston Town and Royal Park Conservation Areas Advisory Committee minutes of 22 May 1996

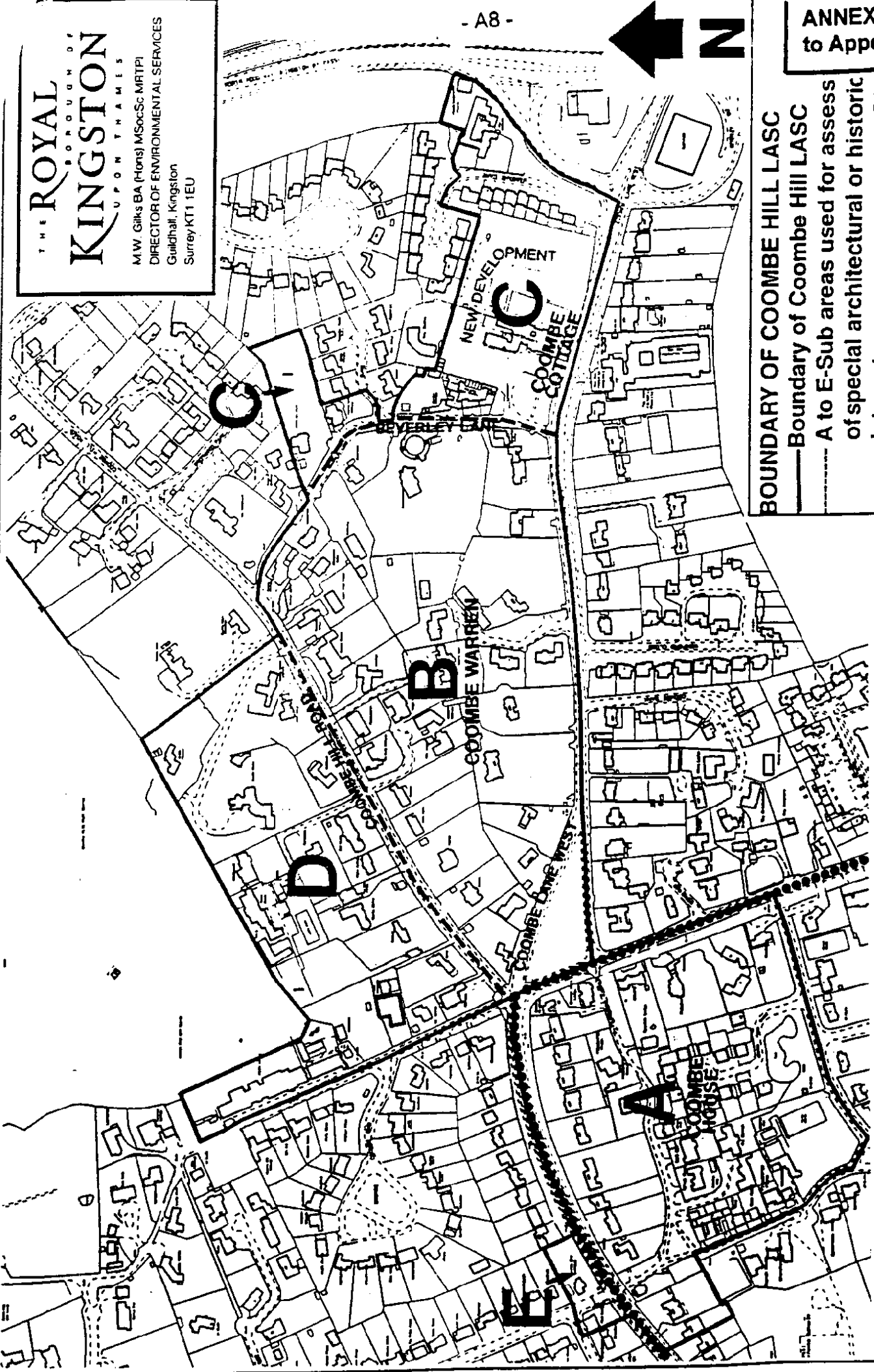
THE ROYAL  
CORPORATION OF  
**KINGSTON**  
UPON THAMES

M.W. Gilks BA (Hons) MScSc MRTPI  
DIRECTOR OF ENVIRONMENTAL SERVICES  
Guildhall, Kingston  
Surrey KT1 1EU

- A8 -



**ANNEX**  
to Appendix A



**BOUNDARY OF COOMBE HILL LASC**

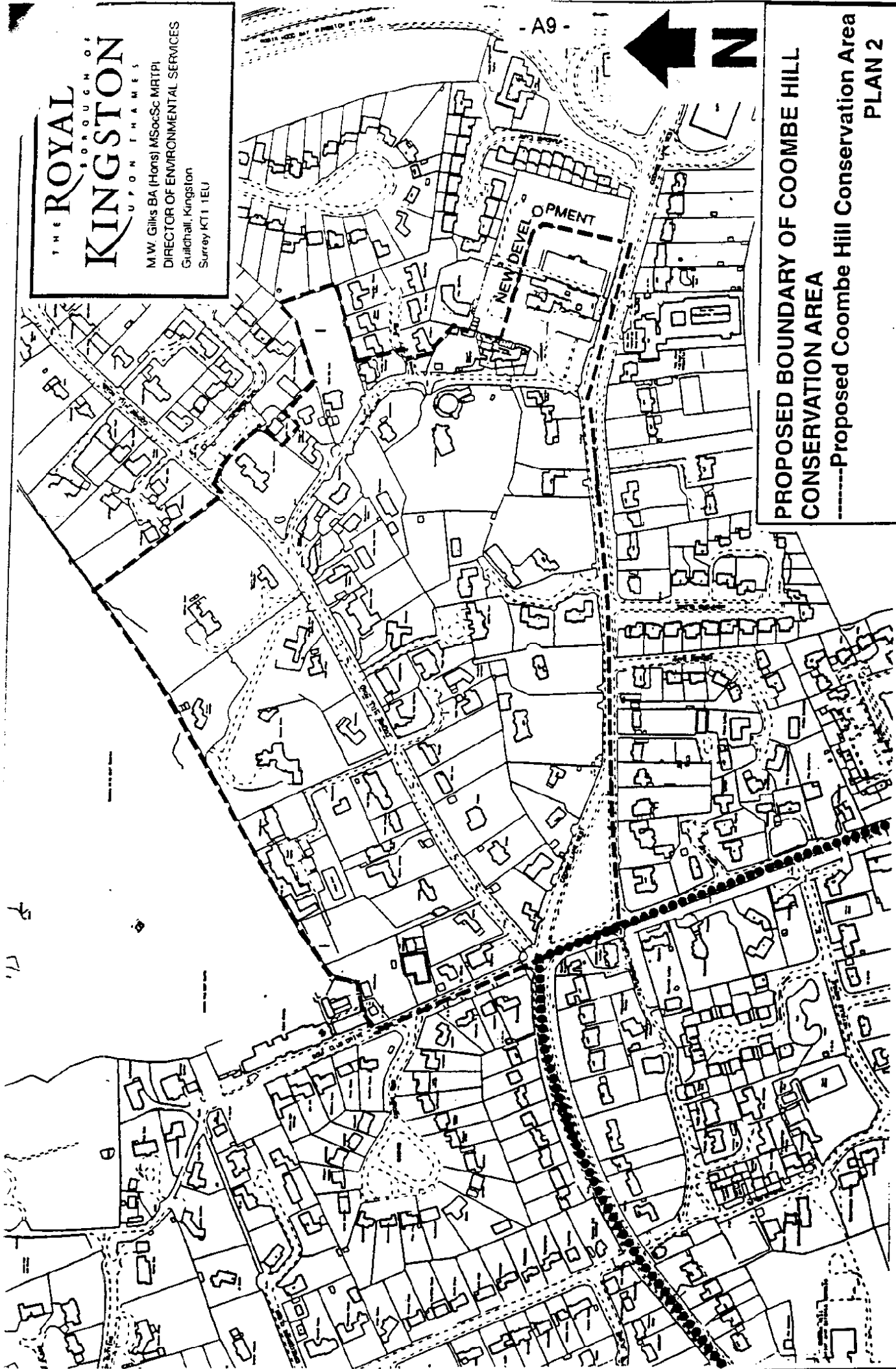
- Boundary of Coombe Hill LASC
- - - A to E-Sub areas used for assess  
of special architectural or historic  
interest
- ..... PL/

SCALE: 1/4000	DATE: JAN
DWG. No: 98/001/B2	REF: NEW MALDEN & RC

..... Neighbourhood Boundary

THE ROYAL  
BOROUGH OF  
**KINGSTON**  
UPON THAMES

M.W. Gilks BA (Hons) MScSc MRTPi  
DIRECTOR OF ENVIRONMENTAL SERVICES  
Guildhall, Kingston  
Surrey KT1 1EU



**PROPOSED BOUNDARY OF COOMBE HILL  
CONSERVATION AREA**  
-----Proposed Coombe Hill Conservation Area  
**PLAN 2**

SCALE: 1/4000

DATE: JAN. 1996

DWG. No: 96/002/B2

REF: ROYAL PARK

●●●●● Neighbourhood Boundary

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# CONSERVATION AREAS DESIGNATION DOCUMENTS

## COOMBE HILL

### Statutory Designation Documents For Original Designation



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# CONSERVATION AREAS DESIGNATION DOCUMENTS

## COOMBE HILL

- **London Gazette Notice**



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## 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 HILL

- **Local Paper/Surrey Comet Notice**



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**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 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 at 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.

**THE 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/Acom Lodge) on the north side and The Homestead on the south side.
- Coombe Lane West:** All properties on the north side and including 145 (now known as Coombe Warren Lodge, Coombe Hill Road) and 187 (Coombe Cottage, now known as Coombe House, Davoy Close).
- Davoy Close:** Numbers 1, 2 and Coombe House (also Coombe Cottage).
- Golf Club Drive:** Three properties on the east side: Amberwood, Tall Trees, and Timbers.
- Moor Park Gardens:** Number 1-4.
- A. McMillan BA (Hons), MBA, MRTPI  
Director of Environmental Services

**Article for Sale**

**Miscellaneous**

**SCOOTERS**

**ROYAL BOROUGH OF KINGSTON UPON THAMES  
TOWN AND COUNTRY PLANNING ACT 1990  
(AS AMENDED)**

**PLANNING (LISTED BUILDINGS AND  
CONSERVATION AREAS) ACT 1990**

The Council of the Royal Borough of Kingston upon Thames has received an application for planning permission, listed building consent or conservation area consent for the development briefly described in the schedules hereto.

A copy of the application, together with the relevant plans and documents may be inspected at the Department of the Director of Environmental Services at Guildhall II, Kingston upon Thames between 9.00 am and 4.45 pm on Mondays to Fridays.

Any person wishing to make representations concerning the application should submit them in writing to the undersigned at the address given below within the time specified, quoting reference shown.

**THE SCHEDULE**

Ref No: Site Description  
(Representations within 21 days of the date of publication of this Notice)

97/7152 42 Claremont Road, Surbiton, Surrey  
Conversion of basement from dental surgery to residential to be incorporated in single dwelling house

97/7154 SURBITON STATION, Victoria Road, Surbiton, Surrey  
Internal and external alterations to convert part of waiting room and ladies waiting room into coffee shop and storeroom (LBC)

97/3226 2, Clifton Road, Kingston Upon Thames, Surrey  
Change of use from residential dwelling to guest house for up to six persons, including provision of 3 car parking spaces to the front of the property and one to the rear

97/6235 31, Liverpool Road, Kingston Upon Thames, Surrey  
Erection of new roof extension for coach house at rear of 31 Liverpool Road

Alan McMillan  
Director of Environmental Services  
Date of Notice: 27th June 1997  
Guildhall II  
Kingston upon Thames

**Article for Sale**

**Miscellaneous**

- CHINA ETERNAL** Beau inc, teapot, tea cosy, vegetable dish, two small coffee cups and saucers £12. 894 0284.
- CARPETS** light brown 10'9" X 10" and 9'7" X 8" approx. £20 and £15. 979 4487.
- RADIO CONTROL** set, two channel, with Servos Acoms, £20. 01932 222501 Walton.
- TILES, BATHROOM** 6sq yd, frieze, plain and motif 10x8", peach/cream, £75. 0181 789 1245.
- FLUORESCENT LIGHT** holders, £3. 01932 222212.
- SUNBED** 6 new fluorescent tubes, Philips UVA30W, £30. 540 5282.
- SCHOOL TRUNK** 90cm X 51cm X 36cm £10. 0181 979 7932.
- PIFCO FLUORESCENT** lantern, 6 watt, wide angle, battery operated, £3. 01932 222212.
- KITCHEN SCALES**, complete set of weights, as new, less than half price, £18 only. 0181 786 8165 anytime.
- LADIES SHOULDER** bag - tan leatherette, zipped sections, 12"W x 6"D x 13" high, good condition, £4. Tel. 398 8233.
- CARBERRA ELECTRIC** typewriter, portable, needs attention, one letter Olympia made, case, lead on, £20. Tel. 878 7852.
- FILING CABINET** Roneo Vickers metal 3 drawer, £15 only to clear. 0181 940 5722.
- DOUBLE GLAZED** aluminium window 10'2" x 6'0"

Full at Extent and us sold at and Hi on req FOR A D

**CA**

- POOLE POT** fee set, tea-p hot water cups/saucers: 0181 894 3015
- BATHROOM** Mellex make, for front, vit 0181 397 1964.
- ALUMINIUM** ment stavs at each. 0181 398 3' WIDTH, h pine bed with shelves, exc. c 390 7509.
- PICNIC BASKET** willow hamper brand new, u £24.99. 0181 398
- TWO BEVERLY** ers, sizes 40 and each. 0181 287 6
- BOOKS NEW** c Britannica, 6 yr dictionary, five l nary £2 col. 0181 2236.
- SCANDA SO** aumbed, 30 min used, £25. 0181 9
- CAR ROOF** rai ladder £15; lan Gas heater, £2 0721.
- DUVETS SINGL** each. Tel. 0181 397
- MANS TROU** grey wool wool 36", £29.95, £1 330 6822.
- LUGGAGE RACI** er, 2m x 1.75m wi and fittings, new 3138.
- HOLY CROSS** sch P.E. kit, bag etc. dition, cheap. Flea Smith 0181 390 0044
- M&S WHITE** dress neck, £5; Travel ke £181 979 5244.
- AMERICAN COMI** man, X-Men, Fant Star Wars, X-Force rare issues, for lis 8707.
- CRASH HELMET** num open face lar used £25. 0181 942 18
- ROYAL DOULTC** nykins, bunny on rool called Tally Ho! D. accept offers. 0181 751
- TELEPHONE SOCK** fessionally installed, quantity discount. O phone systems bou installed. Tel 0181 744
- HOOVER TURBO** lu uum cleaner, blue £

# CONSERVATION AREAS DESIGNATION DOCUMENTS

## COOMBE HILL

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



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**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.

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

My Ref: C.A. 21  
Your Ref:

Enquiries to: Martin Higgins

28th June 1996

Ms Joyce Bridges  
Government Office for London  
Room 2510 (Planning)  
Millbank Tower  
21-24 Millbank  
LONDON SW1P 4QU

Guildhall  
Kingston upon Thames  
Surrey, KT1 1EU

Direct Line: 0181 547 4706  
Fax No: 0181 547 5363

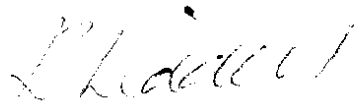
Dear Ms Bridges

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

**DESIGNATION OF THE COOMBE HILL 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 20th June 1996 the Royal Park Neighbourhood Committee of the Royal Borough of Kingston upon Thames designated the Coombe Hill Conservation Area. The boundary of the area designated is shown on attached plan 96/090/B2, and the properties listed on the attached schedule. [Redacted]

Yours sincerely



for Acting Director of Environmental Services

All communications to be addressed to Acting Director of  
Environmental Services, **Planning**, quoting reference above.

# CONSERVATION AREAS DESIGNATION DOCUMENTS

## COOMBE HILL

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



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

My Ref: C.A. 21  
Your Ref:

Enquiries to: Martin Higgins

28th June 1996

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

Guildhall  
Kingston upon Thames  
Surrey, KT1 1EU

Direct Line: 0181 547 4706  
Fax No: 0181 547 5363


Dear Miss Long

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

**DESIGNATION OF THE COOMBE HILL 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 20th June 1996 the Royal Park Neighbourhood Committee of the Royal Borough of Kingston upon Thames designated the Coombe Hill Conservation Area. The boundary of the area designated is shown on attached plan 96/090/B2, and the properties listed on the attached schedule. *[final schedule, plan, notice]*

Yours sincerely



for Acting Director of Environmental Services



# CONSERVATION AREAS DESIGNATION DOCUMENTS

## COOMBE HILL

### Other Designation Documents For Original Designation



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# CONSERVATION AREAS DESIGNATION DOCUMENTS

## COOMBE HILL

- **Notice to Owners/Occupiers**

**(NOT AVAILABLE)**



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# CONSERVATION AREAS DESIGNATION DOCUMENTS

## COOMBE HILL

- **Schedule of Addresses**



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Letters**

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**COOMBE HILL CONSERVATION AREA  
FULL ADDRESS LIST**

Address 1	Address 2	Address 3	Address 4
<b>BEVERLEY LANE</b>			
	1 BEVERLEY LANE	KINGSTON UPON THAMES	KT2 7EE
	3 BEVERLEY LANE	KINGSTON UPON THAMES	KT2 7EE
THE STABLES	BEVERLEY LANE	KINGSTON UPON THAMES	KT2 7EE
EDMUNDSBURY	BEVERLEY LANE	KINGSTON UPON THAMES	KT2 7EE
OTTERSHAW	BEVERLEY LANE	KINGSTON UPON THAMES	KT2 7EE
CULMPINE	BEVERLEY LANE	KINGSTON UPON THAMES	KT2 7EE
BEVERLEY WOOD	BEVERLEY LANE	KINGSTON UPON THAMES	KT2 7EE
COOMBE WOOD COTTAGE	BEVERLEY LANE	KINGSTON UPON THAMES	KT2 7EE
HOPPINGWOOD HOUSE	BEVERLEY LANE	KINGSTON UPON THAMES	KT2 7EE
GARDEN HILL STABLES	BEVERLEY LANE	KINGSTON UPON THAMES	KT2 7EE
FLAT 1 COOMBE HILL STABLES	BEVERLEY LANE	KINGSTON UPON THAMES	KT2 7DL
FLAT 2 COOMBE HILL STABLES	BEVERLEY LANE	KINGSTON UPON THAMES	KT2 7DL
FLAT 3 COOMBE HILL STABLES	BEVERLEY LANE	KINGSTON UPON THAMES	KT2 7DL
FLAT 4 COOMBE HILL STABLES	BEVERLEY LANE	KINGSTON UPON THAMES	KT2 7DL
FLAT 5 COOMBE HILL STABLES	BEVERLEY LANE	KINGSTON UPON THAMES	KT2 7DL
FLAT 6 COOMBE HILL STABLES	BEVERLEY LANE	KINGSTON UPON THAMES	KT2 7DL
COOMBE HILL STABLES	BEVERLEY LANE	KINGSTON UPON THAMES	KT2 7EE
GARDEN COTTAGE	BEVERLEY LANE	KINGSTON UPON THAMES	KT2 7EE
<b>COOMBE HILL ROAD</b>			
COOMBE WARREN LODGE	COOMBE HILL ROAD	KINGSTON UPON THAMES	KT2 7DY
BRYLAI	COOMBE HILL ROAD	KINGSTON UPON THAMES	KT2 7DY
COPLEY	COOMBE HILL ROAD	KINGSTON UPON THAMES	KT2 7DY
COPLEY HOUSE	COOMBE HILL ROAD	KINGSTON UPON THAMES	KT2 7DY
SWAN MEAD	COOMBE HILL ROAD	KINGSTON UPON THAMES	KT2 7DY
BYWAYS	COOMBE HILL ROAD	KINGSTON UPON THAMES	KT2 7DY
PINEVIEW	COOMBE HILL ROAD	KINGSTON UPON THAMES	KT2 7DY
PINEVIEW COTTAGE	COOMBE HILL ROAD	KINGSTON UPON THAMES	KT2 7DY
MAYBURY COTTAGE	COOMBE HILL ROAD	KINGSTON UPON THAMES	KT2 7DY
THE WALL COTTAGE	COOMBE HILL ROAD	KINGSTON UPON THAMES	KT2 7DY
MAPLECOOMBE	COOMBE HILL ROAD	KINGSTON UPON THAMES	KT2 7DY
FLEUR HOUSE	COOMBE HILL ROAD	KINGSTON UPON THAMES	KT2 7DY
COOMBE MOOR	COOMBE HILL ROAD	KINGSTON UPON THAMES	KT2 7DY
NEWNHAM	COOMBE HILL ROAD	KINGSTON UPON THAMES	KT2 7DY
SOAMES HOUSE	COOMBE HILL ROAD	KINGSTON UPON THAMES	KT2 7DY
RUSSELLS GREEN	COOMBE HILL ROAD	KINGSTON UPON THAMES	KT2 7DY
LIME TREE HOUSE	COOMBE HILL ROAD	KINGSTON UPON THAMES	KT2 7DY
WARREN CLOSE	COOMBE HILL ROAD	KINGSTON UPON THAMES	KT2 7DY
ABBOTSBURY HOUSE	COOMBE HILL ROAD	KINGSTON UPON THAMES	KT2 7DY
GABLE COTTAGE	COOMBE HILL ROAD	KINGSTON UPON THAMES	KT2 7DY
SUMMERLEA	COOMBE HILL ROAD	KINGSTON UPON THAMES	KT2 7DY
THE HOMESTEAD	COOMBE HILL ROAD	KINGSTON UPON THAMES	KT2 7DY
PETWORTH LODGE	COOMBE HILL ROAD	KINGSTON UPON THAMES	KT2 7DY
COOMBE GLEN	COOMBE HILL ROAD	KINGSTON UPON THAMES	KT2 7DU
GREEN HOLLOW	COOMBE HILL ROAD	KINGSTON UPON THAMES	KT2 7DU
ACORN LODGE	COOMBE HILL ROAD	KINGSTON UPON THAMES	KT2 7DU
COOMBE GREEN COTTAGE	COOMBE HILL ROAD	KINGSTON UPON THAMES	KT2 7DU
ANNA HOUSE	COOMBE HILL ROAD	KINGSTON UPON THAMES	KT2 7DU

COOMBE GREEN	COOMBE HILL ROAD	KINGSTON UPON THAMES	KT2 7DU
WINDSONG	COOMBE HILL ROAD	KINGSTON UPON THAMES	KT2 7DU
ABBOTSWOOD	COOMBE HILL ROAD	KINGSTON UPON THAMES	KT2 7DU
BEAUCHAMP	COOMBE HILL ROAD	KINGSTON UPON THAMES	KT2 7DU
RED ROOFS	COOMBE HILL ROAD	KINGSTON UPON THAMES	KT2 7DU
TUDOR COTTAGE	COOMBE HILL ROAD	KINGSTON UPON THAMES	KT2 7DU
CEDAR COURT	COOMBE HILL ROAD	KINGSTON UPON THAMES	KT2 7EH
THE GATEHOUSE	COOMBE HILL ROAD	KINGSTON UPON THAMES	KT2 7DU
COOMBE GABLES	COOMBE HILL ROAD	KINGSTON UPON THAMES	KT2 7DU
MOWBRAY	COOMBE HILL ROAD	KINGSTON UPON THAMES	KT2 7DU
MARIC	COOMBE HILL ROAD	KINGSTON UPON THAMES	KT2 7DU
APRIL COTTAGE	COOMBE HILL ROAD	KINGSTON UPON THAMES	KT2 7DU
MANTAS	COOMBE HILL ROAD	KINGSTON UPON THAMES	KT2 7DU
<b>COOMBE LANE WEST</b>			
COOMBE WARREN LODGE	COOMBE LANE WEST	KINGSTON UPON THAMES	KT2 7DH
BRINKWORTH	147 COOMBE LANE WEST	KINGSTON UPON THAMES	KT2 7DH
	149A COOMBE LANE WEST	KINGSTON UPON THAMES	KT2 7DH
	149 COOMBE LANE WEST	KINGSTON UPON THAMES	KT2 7DH
OAKLAWN	151 COOMBE LANE WEST	KINGSTON UPON THAMES	KT2 7DH
SHOTOVER	153 COOMBE LANE WEST	KINGSTON UPON THAMES	KT2 7DH
COOMBELAND	169 COOMBE LANE WEST	KINGSTON UPON THAMES	KT2 7DH
RANDOM HOUSE	173 COOMBE LANE WEST	KINGSTON UPON THAMES	KT2 7DH
	175 COOMBE LANE WEST	KINGSTON UPON THAMES	KT2 7DH
	177 COOMBE LANE WEST	KINGSTON UPON THAMES	KT2 7DH
COOMBE HOUSE	COOMBE LANE WEST	KINGSTON UPON THAMES	KT2 7DH
	187 COOMBE LANE WEST	KINGSTON UPON THAMES	KT2 7DH
<b>DEVEY CLOSE</b>			
FLAT 1 COOMBE HOUSE	DEVEY CLOSE	KINGSTON UPON THAMES	KT2 7DT
FLAT 2 COOMBE HOUSE	DEVEY CLOSE	KINGSTON UPON THAMES	KT2 7DT
FLAT 3 COOMBE HOUSE	DEVEY CLOSE	KINGSTON UPON THAMES	KT2 7DT
FLAT 4 COOMBE HOUSE	DEVEY CLOSE	KINGSTON UPON THAMES	KT2 7DT
FLAT 5 COOMBE HOUSE	DEVEY CLOSE	KINGSTON UPON THAMES	KT2 7DT
FLAT 6 COOMBE HOUSE	DEVEY CLOSE	KINGSTON UPON THAMES	KT2 7DT
FLAT 7 COOMBE HOUSE	DEVEY CLOSE	KINGSTON UPON THAMES	KT2 7DT
FLAT 8 COOMBE HOUSE	DEVEY CLOSE	KINGSTON UPON THAMES	KT2 7DT
FLAT 9 COOMBE HOUSE	DEVEY CLOSE	KINGSTON UPON THAMES	KT2 7DT
FLAT 10 COOMBE HOUSE	DEVEY CLOSE	KINGSTON UPON THAMES	KT2 7DT
	1 DEVEY CLOSE	KINGSTON UPON THAMES	KT2 7DZ
	2 DEVEY CLOSE	KINGSTON UPON THAMES	KT2 7DZ
<b>GOLF CLUB DRIVE</b>			
AMBERWOOD	GOLF CLUB DRIVE	KINGSTON UPON THAMES	KT2 7DF
TIMBERS	GOLF CLUB DRIVE	KINGSTON UPON THAMES	KT2 7DF
TALL TREES	GOLF CLUB DRIVE	KINGSTON UPON THAMES	KT2 7DF
<b>MOOR PARK GARDENS</b>			
	1 MOOR PARK GARDENS	KINGSTON UPON THAMES	KT2 7UD
	2 MOOR PARK GARDENS	KINGSTON UPON THAMES	KT2 7UD
	3 MOOR PARK GARDENS	KINGSTON UPON THAMES	KT2 7UD
	4 MOOR PARK GARDENS	KINGSTON UPON THAMES	KT2 7UD