



CONSERVATION AREAS DESIGNATION DOCUMENTS

PRESBURG ROAD

Original Proposal To Designate



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CONSERVATION AREAS DESIGNATION DOCUMENTS

PRESBURG ROAD

- **Development Committee Reports**
(and minutes)
14th June 1989



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DEVELOPMENT COMMITTEE

14 JUNE 1989

PRESBURG ROAD NEW MALDEN : LOCAL AREA OF SPECIAL CHARACTER

REPORT BY THE DIRECTOR OF DEVELOPMENT

PURPOSE

1. To determine that the Presburg Road Local Area of Special Character be accepted as not having sufficient distinctive or cohesive architectural qualities to merit its designation as a conservation area.

BACKGROUND

2. In accordance with Policy UD3 of the Borough Plan (Designation of New Conservation Areas), the historic, architectural and townscape qualities of the Presburg Road Local Area of Special Character identified in Policy UD4 (Local Areas of Special Character) have been assessed in order to establish whether this residential area of New Malden is of sufficient special interest to merit designation as a conservation area.
3. The area has been surveyed as a matter of priority because of requests from residents of the LASC for consideration to be given to the designation of their neighbourhood as a conservation area.

DESCRIPTION OF AREA

4. The area under consideration is shown on the attached plan no 89/093/B. It is centred upon the junction of Presburg Road and Westbury Road with Thetford Road, and includes sixty-seven properties built between c.1890 and 1968.
5. This area of New Malden originally formed part of Norbiton Common but by the mid nineteenth century it had been completely enclosed as farmland. The land was worked from Norbiton Park Farm which was owned, in the 1860s, by William Roupell, and later by John Waite. The land remained exclusively in agricultural use until the 1880's when the London and Suburban Land Company laid out Presburg Road, Westbury Road and Thetford Road. Progress in the development of the area as a residential neighbourhood was very slow for by 1895 only fourteen houses had been erected along those roads. The sites of four of these early houses have been redeveloped so that now only ten pre-1895 houses survive within the Local Area of Special Character. they are Nos. 12, 14, 17, 19, 25, 27, 29, 55 Thetford Road, No.98 Westbury Road and No.4 Presburg Road.
6. Twenty-two of the sixty-seven houses were built between 1903 and 1908 by a civil engineer called Vincent Davison who used a variety of architectural motifs based on Queen Anne and "Jacobetian" designs taken from pattern books of the period. His work can generally be identified by the use of closely jointed red brick aprons under the windows. No significant development took place in the 1930s despite the extensive building programmes underway on adjoining property during the same period. Post 1945 development is concentrated in the centre of the area at the junction of the three roads. This includes a series of maisonnettes and flats built between 1950 and 1967.

THE ARCHITECTURAL AND HISTORIC INTEREST OF THE AREA

7. The majority of the houses were not designed by architects but by surveyors/builders using pattern books current at the time.
8. The area includes just three buildings worthy of note: Nos.95 and 98 Westbury Road and No.16 Thetford Road. This density of noteworthy buildings is no greater than the rest of Westbury Road along which there is a scattered survival of pre 1900 buildings.
9. The historical interest of the area is minimal as, by comparison to other areas of the borough, few of the original drawings and papers relating to the building of the houses have survived.

THE CHARACTER OF THE AREA

10. The area is given a certain homogenous nature because of the wide frontages which allow relatively dense garden planting along the street frontages. Selective control over the felling of the better trees already exists through the use of Tree Preservation Orders.
11. It is not possible to define a boundary within which the character could be said to be different from areas to the west and north. The area lacks a focal point, indeed the junction of the roads which should be the focus has suffered from considerable modern development with inappropriate elevations.

REASONS FOR NOT DESIGNATING PRESBURG ROAD A CONSERVATION AREA

12. The standard of design and cohesive quality of the area is of a lower standard than any of the existing conservation areas. The designation of this area would undermine the status of existing conservation areas and devalue the overall standards.
13. The area is well maintained and is likely to remain so due to the high real estate values in the area. The planning process should be sufficient to ensure any extensions or alterations are of the same high standard.
14. The three early buildings cited in paragraph 8 plus a number of similar properties immediately outside the Local Area of Special Character may, in the future, be eligible for inclusion on the Statutory List of Building of Special Architectural or Historic Interest. This would provide for adequate control over demolition, alteration and extension of the architecturally important buildings.

RECOMMENDATIONS

15. It is RECOMMENDED that the Presburg Road Local Area of Special Character be accepted as not having sufficient distinctive or cohesive architectural qualities to merit its designation as a conservation area.

(ii) the London Borough of Merton be advised that this Council objects to the proposed development for the following reasons:-

- (a) the proposed multi-use leisure complex is not an appropriate form of development for land which is identified in both the Greater London Development Plan and the Merton Borough Plan as Metropolitan Open Land in that the buildings could not be said to be required in connection with or incidental to an appropriate use of such land. The location of a development of the magnitude proposed and associated car parking would result in the open character of the land being lost.
- (b) the proposed development would be likely to adversely affect traffic conditions on the A3 trunk road and in particular at its junctions with Coombe Lane and Burlington Road giving rise to additional traffic congestion which would be severely detrimental to the safety and convenience of other highway users and the free flow of traffic.
- (c) such development would set an undesirable precedent which would make it difficult for this Council to apply appropriate policies for the protection of other parts of the Metropolitan Open Land adjoining the A3 trunk road.
- (d) a development of the magnitude proposed would be visually intrusive in this sensitive area of Metropolitan Open Land and, in particular, would detract materially from the amenity value of Beverley Park.
- (e) proposals to provide a footbridge over the Beverley Brook providing access from Beverley Park would be likely to adversely affect the recreational amenity of the open space as well as the amenity of local residents in Park View and adjoining roads in New Malden.

29. SECTION 101 URGENT REPAIRS NOTICE : 33/35 THE AVENUE, SURBITON

RESOLVED that:

- (i) the Secretary of State for the Environment be requested to direct that the preservation of Nos. 33/35 The Avenue, Surbiton, is important to the maintenance of the character and appearance of the Christ Church Conservation Area, subject to which:-
- (ii) after giving the owners of the properties not less than 7 days notice in writing of the Council's intentions, the Director of Development be authorised to undertake any works which are necessary for the preservation of these two properties under Section 101 of the Town and Country Planning Act, 1971 (as amended), and to recover the costs from the owners.

30. PRESBURG ROAD, NEW MALDEN : LOCAL AREA OF SPECIAL CHARACTER

RESOLVED that consideration of this item be deferred in order that officers may prepare a further report on the designation of a smaller conservation area concentrating on Presburg Road and the integration of the remainder of the local area of special character.



CONSERVATION AREAS DESIGNATION DOCUMENTS

PRESBURG ROAD

- **Development Committee Reports**
(minutes not available)
13th September 1989



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DEVELOPMENT COMMITTEE

13 SEPTEMBER 1989

PROPOSED DESIGNATION OF THE PRESBURG ROAD CONSERVATION AREA NEW MALDEN

REPORT BY THE DIRECTOR OF DEVELOPMENT

PURPOSE

1. To consider adopting the proposal for the designation of Presburg Road Conservation Area for the purposes of public consultation.

BACKGROUND

2. At the meeting of 14th June 1989 the Committee considered a report recommending that the Presburg Road LASC did not have sufficient distinctive or cohesive architectural quality to merit its designation as a conservation area. The report was rejected by the Committee who resolved that a further report should be prepared on the designation of a small conservation area based on Presburg Road. Therefore, in accordance with Policy UD3 of the Borough Plan (Designation of New Conservation Areas), the historic, architectural and townscape qualities of the Presburg Road Local Area of Special Character identified in Policy UD4 (Local Areas of Special Character) have been assessed.

PRESBURG ROAD, NEW MALDEN LOCAL AREA OF SPECIAL CHARACTER

3. The area under consideration is shown on the attached plan No. 89/093/B. It is centred upon the junction of Presburg Road and Westbury Road with Thetford Road, and includes sixty-seven properties built between c. 1890 and 1968.
4. This area of New Malden originally formed part of Norbiton Common but by the mid nineteenth century it had been completely enclosed as farmland. The land was worked from Norbiton Park Farm which was owned, in the 1860s, by William Roupell, and later by John Waite. The land remained exclusively in agricultural use until the 1880's when the London and Suburban Land Company laid out Presburg Road, Westbury Road and Thetford Road. Progress in the development of the area as a residential neighbourhood was very slow for by 1899 only fifteen houses had been erected along those roads. The sites of four of these early houses have been redeveloped so that now only eleven pre-1899 houses survive within the Local Area of Special Character: they are Nos 12, 14, 17, 19, 25, 27, 29, 55 Thetford Road, Nos 98, 104 Westbury Road and No 4 Presburg Road. This earliest phase of development is shown solid black on plan No. 89/093/B.
5. The architectural styles of the first phase of development are disparate in nature, ranging from a late example of Italianate villa construction through "Jacobethan" half timbered designs to an unrefined example of the Queen Anne style.
6. The Italianate villa, No 25 Thetford Road, is a late hybrid form including some features associated with gothic buildings. The proportions of the main facade have been altered by the addition of an unsympathetic bay window and a modern flat roofed porched with the result that the building has ceased to be representative of any style of architecture.

7. The Jacobethan style with false timber framing to first floor and gables and a brick ground floor was used by a number of buildings with varying degrees of success. The best of these, No 98 Westbury Road, is very good and may in the future be eligible for inclusion on the Statutory List of Buildings of Special Architectural or Historic Interest. It is a generous building with good proportions, fine detail and original leaded windows.
8. The other Jacobethan buildings in the LASC are not of the same standards of design and preservation. No 4 Presburg Road is a small extensively altered and extended coach house to a now demolished house on Malden Road, Nos 17 and 19 Thetford Road were built as an identical pair of gable fronted houses. No 17 has suffered extensive alterations including the loss of the decorative timberwork, the loss of the first floor balcony and the creation of a garage out of part of the ground floor. The extent of the alterations can be seen by comparison to the better preserved No 19. No 55 Thetford Road is a more accomplished essay in the style although it has been spoilt by aluminium replacement windows and extensive extensions to the rear. No 104 Westbury Road must once have been similar to the houses just described, but extensive extensions, alterations and the refacing of the upper floors have destroyed the original massing of the building and all architectural detail.
9. Nos 27/28 Thetford Road are a comparatively early example of the Queen Anne style of architecture which became common at the turn of the century. The massing of the building is unusually cumbersome, exaggerated by oppressive dormers in the main roof slope. The massing of the building has been made significantly worse by the addition of a flat roofed extension on the right hand side.
10. The final architectural style of the pre 1900 houses occurs only at Nos. 12/14 Thetford Road where a pair of semi-detached houses are built of hard orange bricks with cream/pink terracotta window surrounds, more often used for public buildings and shops of the period. Unfortunately the unity of the pair is lessened by the addition of garages and by the replacement of the porch and windows to No. 14.
11. The second phase of building identified on plan No. 89/093/B dates from 1900-1914. It was during this period that most of Presburg Road was built and the remaining plots on Westbury Road and Thetford Road developed. Most of these Edwardian houses are "Queen Anne" in style with extensive use of close jointed red brick aprons and rubbed voussoir arches. Vincent Davison, a local surveyor who worked extensively in New Malden, developed in the west end of Presburg Road and a number of other properties in the area.
12. The Queen Anne houses divide into two sets. The majority are taken from a limited series of designs by Davison, repeated in blocks of between two and twelve. These are of red brick with false timber framing to the gables. Some have rendered first floors. The second smaller set consists of a number of more substantial detached properties with reconstituted stone dressings and terracotta swags of foliage set into panels under the windows or on the gables. Three of these buildings are of note: No 16 Thetford Road, No 95 Westbury Road and No 22 Presburg Road (the latter by Davison).
13. Not all of the 1900-1914 houses are Queen Anne in style. Nos 6-14 Presburg Road and Nos 5-9, 15, 57 Thetford Road have minimal decoration limited to gothic capitals to window and door surrounds.

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14. The third phase of building identified on plan No. 89/093/B covers the period 1915 to the present, although in practice most of these buildings date from the 1950's and 1960's. There is a concentration of post war buildings at the junction of Westbury Road and Thetford Road. None of these are of architectural or historic interest.

THE ARCHITECTURAL AND HISTORIC INTEREST OF THE AREA

15. The high quality of a few of the larger properties within the LASC suggest they were architect designed for clients to individual specifications. Unfortunately the documentation for these buildings does not survive so neither the dates nor the architects' names are known.
16. There are three buildings in the LASC which are worthy of note : Nos 95 and 98 Westbury Road and No 16 Thetford Road. Although the remainder of the buildings in the LASC are on the whole pleasant properties, the proportion of key buildings is no greater than in other neighbourhoods of the same period within the Borough.
17. A small group of twenty buildings (nos 9-33 odd and 20-34 even, Presburg Road outlined on map no. 89/144/B) was designed by Vincent Davison, a local surveyor between 1903 and 1908. Although Davison seems to have made extensive use of pattern books and standard details for his designs the buildings are generally well composed with good proportions. This compact group reflects national interest in the "Queen Anne" style which was being used extensively in other districts for domestic and prestige public buildings (such as Kingston Library, dated 1902).

THE CHARACTER OF THE AREA

18. The area has a relatively homogenous nature because of the deep frontages which allow dense garden planting. The "garden city" character of the area outlined on map No. 89/144/B is particularly distinctive owing to the large number of small ornamental tree species planted close to the highway.
19. The outline of the LASC shown on plan No. 89/093/B does not define a boundary within which the character could be said to be different from areas to the west and north. Furthermore, the area lacks a focal point, indeed the junction of the roads which should be the focus has suffered from considerable modern development with inappropriate elevations and massing. In contrast the small group of houses designed by Davison, identified on plan no 89/144/B are similar in style, age, design and massing and form a cohesive group with a distinctive character of its own.

PROPOSED PRESBURG ROAD CONSERVATION AREA

20. The proposed Presburg Road Conservation Area is shown on plans No. 89/144/B. the area includes twenty houses built by Davison between 1903 and 1908 which, due to the contribution made by the garden planting, are of sufficient townscape value to be considered for designation as a conservation area.

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21. Considerable thought has been given to the boundary of the proposed area which has been kept deliberately tight to avoid diluting the distinctive character of the proposed conservation area. The buildings north of Oxleigh Close (Nos 16-4 Presburg Road) and those south of No 34 Presburg Road (Nos 36/38 Presburg Road and 12/14 Thetford Road) are of an entirely different character and are less well preserved than those within the boundary shown on Plan 89/144/B. The inclusion of any further buildings in the proposed conservation area would be wholly undesirable.

THE SECTION OF THE LASC OUTSIDE THE PROPOSED PRESBURG ROAD CONSERVATION AREA

22. The remainder of the LASC is below the standard required for designation as a conservation area, as guided by the existing conservation areas in the Royal Borough and by Central Government advice. The reasons can be summarised as follows:

- (i) The area includes a small number of high quality buildings but these are peripheral to the area, and adjoin modern property, so their contribution to the area is minimal.
- (ii) The area does not benefit from significant open spaces nor from incidental features such as street furniture or good paving surfaces.
- (iii) The cohesiveness of the area is reduced further by the layout of the roads which focus on what is architecturally the weakest part of the LASC thereby breaking the areas of interest into four small isolated portions.
- (iv) The quality of the overall character of the whole area is insufficiently cohesive to enable the identification of a specific character which it would be desirable to preserve or enhance.

CONCLUSIONS

- 23. The majority of the Presburg Road Local Area of Special Character is not of sufficient architectural, historic or townscape merit to warrant its designation as a conservation area.
- 24. A small group of twenty houses built by Davison between 1903 and 1908 as identified on plan 89/144/B is of sufficient townscape value to be designated a conservation area.

CONSULTATION ON PROPOSED DESIGNATION

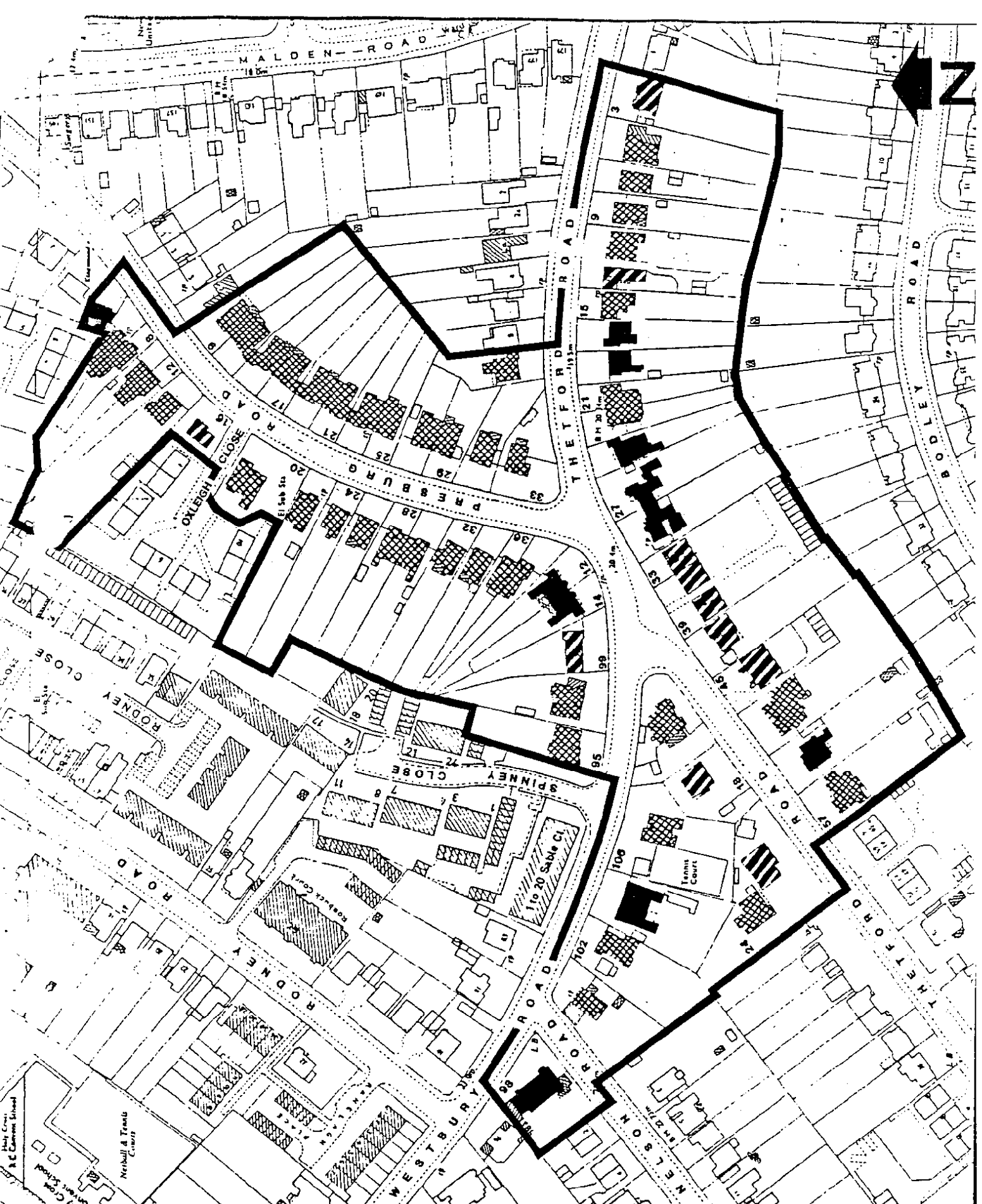
- 25. It is proposed that in keeping with the procedure adopted on previous occasions that the Kingston upon Thames Society, the Kingston upon Thames Archaeological Society, the Historic Buildings and Monuments Commission, the Victorian Society, and owners and occupiers of properties within the area should be consulted on the question of the designation of the Presburg Road Conservation Area, described in this report.
- 26. A plan of the area proposed for designation as the Presburg Road Conservation Area and photographs illustrating the architectural and townscape features which designation seeks to safeguard, will be on display at the meeting.

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RECOMMENDATIONS

27. It is RECOMMENDED that:-

- i) the proposal for a conservation area based on Nos 9-33 and Nos 20-34 Presburg Road be adopted for the purpose of public consultation
- ii) the Kingston upon Thames Society, the Kingston upon Thames Archaeological Society, the Historic Buildings and Monuments Commission, the Victorian Society, and occupiers of properties within the area be consulted on the proposed designation of the neighbourhood as a conservation area.
- iii) a further report be submitted to this Committee with the results of the public consultation exercise.



Reproduced from the Ordnance Survey map with the sanction of the Controller of H M Stationery Office

Map revision including buildings shown by hatching is not to Ordnance Survey standard

ROYAL BOROUGH OF KINGSTON UPON THAMES
 M.W.GILKS BA(Hons)MSocScMRTP1
 DIRECTOR OF DEVELOPMENT
 GUILDHALL KINGSTON
 SURREY KT1 1EU
 TEL: 01-546-2121



PRESBURG ROAD LOCAL AREA OF SPECIAL CHARACTER

AGE OF BUILDINGS

Pre 1899	
1900-1914	
1915-Present	

DATE: MAY 1989	SCALE: N.T.S.	REF: MJH/MGF	DWG No:89/093/B
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CONSERVATION AREAS DESIGNATION DOCUMENTS

PRESBURG ROAD

Original Decision to Designate



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CONSERVATION AREAS DESIGNATION DOCUMENTS

PRESBURG ROAD

- **Development Committee Report**
(minutes not available)
6th December 1989



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6 DECEMBER 1989

PROPOSED DESIGNATION OF THE PRESBURG ROAD CONSERVATION AREA, NEW MALDEN

REPORT BY THE DIRECTOR OF DEVELOPMENT

PURPOSE

1. To determine whether the Presburg Road Local Area of Special Character is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

BACKGROUND

2. On 14 June 1989 a report was presented to the Development Committee recommending that the Presburg Road Local Area of Special Character was of insufficient architectural or historic interest to merit designation as a conservation area. The Committee resolved that consideration of this item be deferred in order that officers might prepare a further report on the designation of a small conservation area centred on properties along Presburg Road. A report to this effect was presented to the Development Committee on 13 September 1989 when it was resolved that the area identified on plan 89/144/B be adopted for the purpose of public consultation and a further report be submitted to the Committee with the results of the public consultation exercise.

PUBLIC CONSULTATION

3. Details of the proposal were sent to the following organisations and their comments invited:
 - (i) Malden and Coombe Civic Society
 - (ii) Kingston upon Thames Archaeological Society
 - (iii) Victorian Society
 - (iv) Historic Buildings and Monuments Commission
4. Additionally, a consultation package was delivered to each residential unit in the area containing a letter detailing the historical background of the area, the reasons for the proposed designation, the implications of designation, a plan outlining the proposed boundary, and a comment sheet for return in a reply-paid envelope. There are twenty properties in the area containing twenty-six residential units. An exhibition board including a large scale plan outlining the proposed boundaries, and photographic material, was available for viewing in the reception area to the Development Department from the 14th September to the end of November 1989.

RESULTS OF THE PUBLIC CONSULTATION EXERCISE

5. The organisations consulted in paragraph 3 replied as follows:
 - (i) The Malden and Coombe Society support the proposal of designation
 - (ii) Kingston upon Thames Archaeological Society, support the proposal of designation

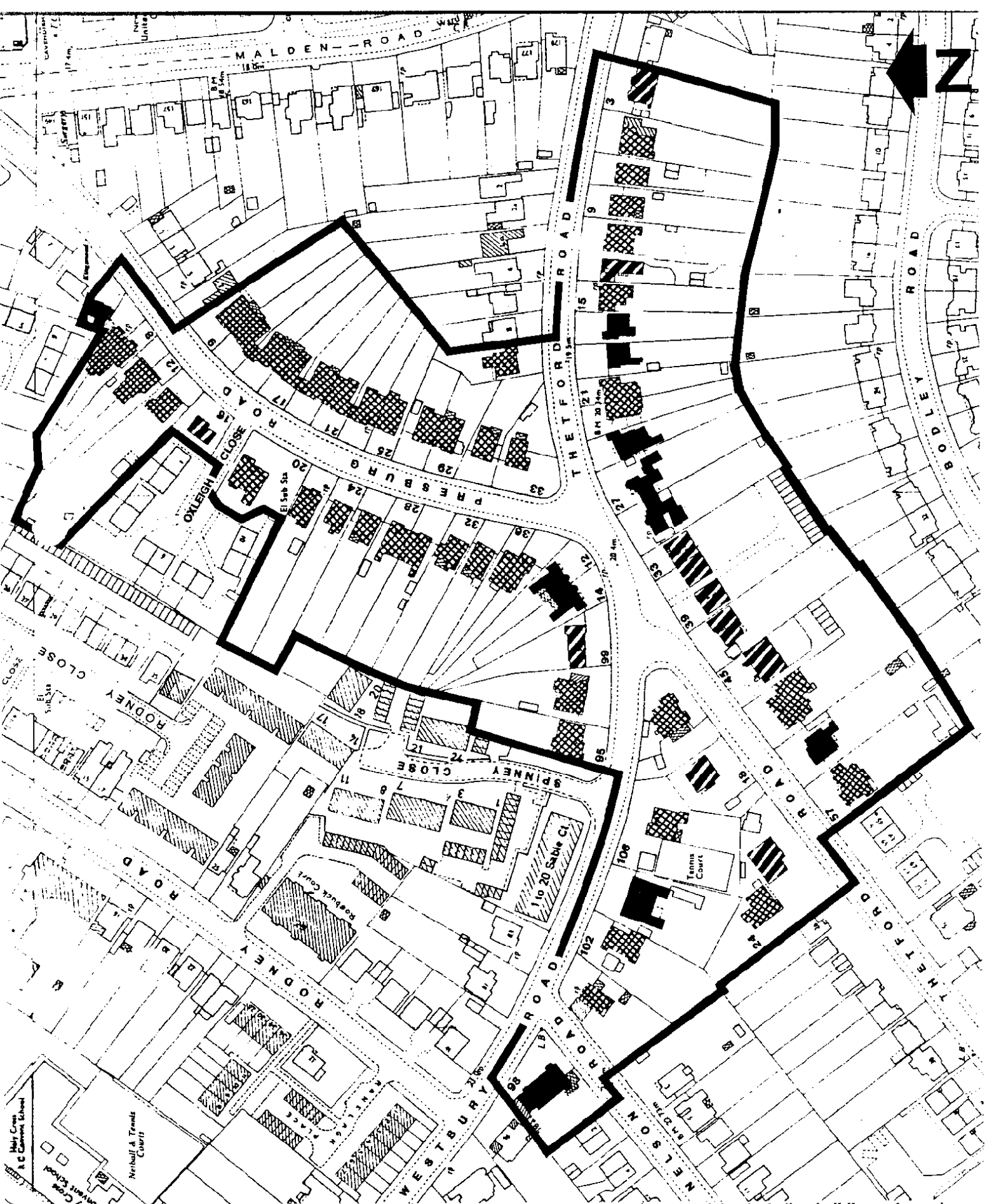
- (iii) Victorian Society The Borough Council has consulted the Victorian Society on each occasion it has proposed to designate a new conservation area. The Society has on all previous occasions replied with enthusiasm and in great detail, drawing the Council's attention to the way national trends have been interpreted by local architects and builders. However, on this occasion the Society's Architectural Advisor has stated verbally that he is unable to support the proposal as, in his professional opinion, the architectural and historic merits of the proposed conservation area are of insufficient interest to merit designation.
- (iv) Historic Building and Monuments Commission The officer from London Division of the HBMC who deals with listed building and conservation area consultations within the Borough is intimately aware of the variety of architectural styles, and the historic interest, of buildings within the Royal Borough. The Historic Buildings and Monuments Commission have also verbally expressed concern about the validity of this proposal.
6. Of the twenty six residents contacted through the consultation procedure eleven replied in favour of designation and one replied against designation. One respondent suggested an enlarged area should be designated, including Nos 36/38 Presburg Road, Nos 21-29 (odd) and Nos 12/14 Thetford Road, and Nos 95-99 (odd) Westbury Road. The reasons for the choice of the boundary shown on plan No 89/144/B are set out in paragraph 21 of the report to the meeting of 13 September 1989. The last sentence is worth reiterating: "The inclusion of any further buildings in the proposed conservation area would be wholly undesirable." Two respondents were concerned about traffic flow and parking along Presburg Road, which is not of direct concern to this Committee.

CONCLUSIONS

7. The public consultation exercise has shown that there is local support for the proposed designation of this neighbourhood as a conservation area. However, it has also shown that the national bodies which the Council always consults on possible conservation area designation are unable to support the proposed designation on the grounds that the character of the area is below that expected for a conservation area. The professional opinions of the national societies reflect those expressed in the original report to this Committee. However, the architectural style of the properties on Presburg Road, although old fashioned, clearly has considerable merit in the public eye. Moreover, as stated in the report to this Committee on 13 September 1989, the "garden city" character of the area is particularly distinctive owing to the large number of small ornamental trees and other planting close to the highway.
8. These two factors combine to give Presburg Road a character whose townscape value is significantly greater than many areas of the Borough and it is for this reason that Presburg Road is being recommended for designation as a Conservation Area.


RECOMMENDATIONS

9. It is RECOMMENDED that the area of Presburg Road outlined on attached Plan No. 89/144/B be designated as a conservation area.






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Map revision including buildings shown by hatching is not to Ordnance Survey standard

ROYAL BOROUGH OF
KINGSTON UPON THAMES 
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PRESBURG ROAD LOCAL AREA OF SPECIAL CHARACTER

AGE OF BUILDINGS	
Pre 1899	
1900-1914	
1915-Present	

DATE: MAY 1989

SCALE: N.T.S.

REF: MJH/MGF

DWG No: 89/093/B



CONSERVATION AREAS DESIGNATION DOCUMENTS

PRESBURG ROAD

Statutory Designation Documents For Original Designation



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CONSERVATION AREAS DESIGNATION DOCUMENTS

PRESBURG ROAD

- **London Gazette Notice**

(NOT AVAILABLE)



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CONSERVATION AREAS DESIGNATION DOCUMENTS

PRESBURG ROAD

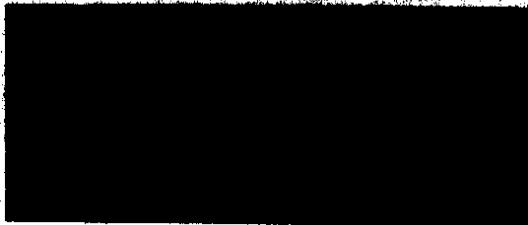
- **Local Paper/Surrey Comet Notice**



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**ROYAL BOROUGH OF KINGSTON UPON THAMES
TOWN AND COUNTRY PLANNING ACT 1971
SECTION 277 (AS AMENDED)**

PRESBURG ROAD CONSERVATION AREA, NEW MALDEN

Notice is hereby given that on 6 December 1989 the Council of the Royal Borough of Kingston upon Thames designated the area identified in the plan hereinafter mentioned and referred to in the schedule to this notice as a Conservation Area, pursuant to Section 277 of the Town and Country Planning Act 1971 (as amended).

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

The effect of the designation is that—

1. Conservation Area Consent is required for the demolition of all unlisted buildings within the area, except those buildings excluded by a direction made by the Secretary of State;
2. It is an offence to cut down, top, lop, uproot, wilfully damage or wilfully destroy any tree in the Conservation Area except with the Consent of the Local Planning Authority or after the expiry of six weeks from giving the Local Planning Authority notice of any intention to carry out any of the said works;
3. the Local Planning Authority is under a duty to formulate and publish proposals for the preservation and enhancement of the Conservation Area, and to pay special attention to the desirability of preserving and enhancing the character or appearance of the Conservation Area; and
4. planning applications for development which, in the opinion of the Local Planning Authority, affect the character or appearance of the Conservation Area must be given publicity and representations received in consequence taken into account in determining the application.

SCHEDULE

The Conservation Area comprises an area including the following properties:—

Numbers 9-33 (odd) and Numbers 20-34 (even) Presburg Road, New Malden.

M. W. GILKS

Director of Development
Kingston upon Thames



CONSERVATION AREAS DESIGNATION DOCUMENTS

PRESBURG ROAD

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



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Director of Development
M W Gilks BA(Hons)M.Soc.Sc.MRTPI

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

5 January 1990

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

Guildhall
Kingston upon Thames
Surrey KT1 1EU

Direct line: 01 547 4706
FAX: 01 549 2889

Dear Mr Tew

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

I hereby give notice that on 6th December, 1989, the Council designated the Presburg Road Conservation Area, New Malden, under Section 277(b) of the Town and Country Planning Act, 1971, as amended by the Town and Country Amenities Act, 1974.

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

Yours sincerely

Director of Development



Encl.

All communications to be addressed to Director of Development (Planning)
quoting reference above.



CONSERVATION AREAS DESIGNATION DOCUMENTS

PRESBURG ROAD

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



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Director of Development
M W Gilks BA(Hons)M.Soc.Sc.MRTPI

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

19 December, 1989

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

Guildhall
Kingston upon Thames
Surrey KT1 1EU

Direct line: 01 547 4706
FAX: 01 549 2889

Dear Mr Hennessy

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

I hereby give notice as required by Section 277(b) of the Town and Country Planning Act, 1971, that the area shown on the attached plan was designated as the Presburg Road Conservation Area on 6th December, 1989, by the Development Committee of the Borough Council.

Yours sincerely

Director of Development

Encl.

All communications to be addressed to Director of Development (Planning)
quoting reference above.



CONSERVATION AREAS DESIGNATION DOCUMENTS

PRESBURG ROAD

Other Designation Documents

For Original Designation



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.



CONSERVATION AREAS DESIGNATION DOCUMENTS

PRESBURG ROAD

- **Notice to Owners/Occupiers**



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Director of Development
M W Gilks BA(Hons)M.Soc.Sc.MRTPI

My Ref: MJH
Your Ref:
Enquiries to: Martin Higgins

14 December 1989

The Owner/Occupier

If you are not the owner of this property please pass this letter on to the owner. Further copies can be made available by calling the number shown opposite.

Guildhall
Kingston upon Thames
Surrey KT1 1EU

Direct line: 01 547 4706
FAX: 01 549 2889

Dear Sir/Madam

DESIGNATION OF THE PRESBURG ROAD CONSERVATION AREA

Further to my letter of 22 September, 1989, I write to inform you that on 6 December, 1989, the Development Committee of the Council formally designated a new conservation area based on 20 properties located on Presburg Road, New Malden.

The boundary of the new conservation area is shown on the attached plan No. 89/144/B, and the properties included within the area as follows;

Nos 9-33 odd and Nos 20-34 even Presburg Road

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

- (i) to pay special attention to the desirability of preserving or enhancing the character of the conservation area in the exercise of any of its powers under the Town and Country Planning Act, 1971, and the Local Authorities (Historic Buildings) Act 1962;
- (ii) to advertise any planning applications for development which would affect the character or appearance of the conservation area, and to take into account in determining such applications any representations received; and,
- (iii) to formulate and publish proposals for the preservation and enhancement of the conservation area.

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

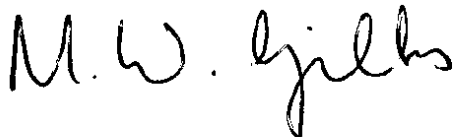
- (i) with certain exceptions, anyone proposing to demolish an unlisted building in the conservation area has to first apply to the Council for Conservation Area Consent. This does not mean that buildings can not be demolished, but does provide a check to ensure that those which contribute positively to the character of the conservation area are not lost without justification;

.... /over

- (ii) with exceptions, anyone proposing to do work on trees in the conservation area, which are not already protected by a Tree Preservation Order, has to give the Council six weeks' notice of their intention before the work is carried out in order that the desirability of retaining the tree can be assessed. This does not apply to fruit trees, dead, dying or dangerous trees, nor to any tree with a diameter of less than 75mm;
- (iii) the permitted development rights for works within the curtilage of a single family dwelling are slightly different to those in other areas. As is the norm, it is necessary to seek a determination as to whether planning permission is required when proposing works. The controls are more restrictive for works involving the enlargement of a house, any alteration to the roof, the erection of a building which is not attached to a dwelling, and the cladding of any part of the exterior of a building.

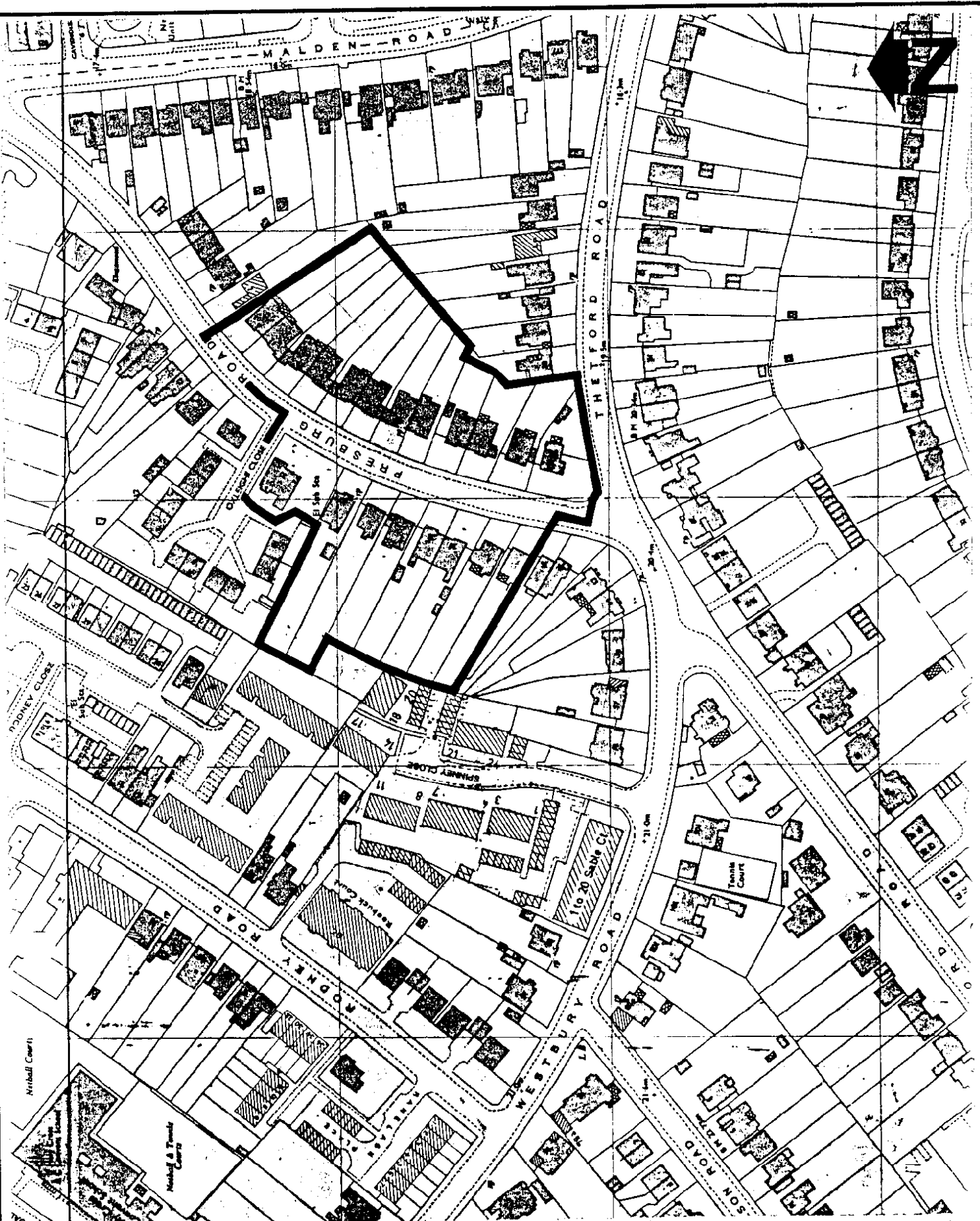
I hope that the information contained in this letter is helpful, and I look forward to receiving your support and co-operation in preserving and enhancing the character and appearance of the new conservation area.

Yours sincerely



Director of Development

All communications to be addressed to Director of Development (Planning)
quoting reference above



Reproduced from the Ordnance Survey map with the sanction of the Controller of H M Stationery Office

Map revision including buildings shown by hatching is not to Ordnance Survey standard

ROYAL BOROUGH OF KINGSTON UPON THAMES



M.W.GILKS BA(Hons)MSocScMRTP1
 DIRECTOR OF DEVELOPMENT
 GUILDHALL KINGSTON
 SURREY KT1 1EU
 TEL: 01-546-2121

PROPOSED PRESBURG ROAD CONSERVATION AREA

DATE: SEPT. 1989

SCALE: N.T.S.

REF: MJH/MGF

DWG No: 89/144/B



CONSERVATION AREAS DESIGNATION DOCUMENTS

PRESBURG ROAD

- **Schedule of Addresses**



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**PRESBURG ROAD CONSERVATION AREA
FULL ADDRESS LIST**

ADDRESS 1	ADDRESS 2	ADDRESS 3	ADDRESS 4
PRESBURG ROAD			
	9 PRESBURG ROAD	NEW MALDEN	KT3 5AH
	11 PRESBURG ROAD	NEW MALDEN	KT3 5AH
	15 PRESBURG ROAD	NEW MALDEN	KT3 5AH
	17 PRESBURG ROAD	NEW MALDEN	KT3 5AH
	19 PRESBURG ROAD	NEW MALDEN	KT3 5AH
	19A PRESBURG ROAD	NEW MALDEN	KT3 5AH
FLAT 1	21 PRESBURG ROAD	NEW MALDEN	KT3 5AH
FLAT 2	21 PRESBURG ROAD	NEW MALDEN	KT3 5AH
FLAT 3	21 PRESBURG ROAD	NEW MALDEN	KT3 5AH
	23 PRESBURG ROAD	NEW MALDEN	KT3 5AH
	25 PRESBURG ROAD	NEW MALDEN	KT3 5AH
TOP FLAT	27 PRESBURG ROAD	NEW MALDEN	KT3 5AH
BOTTOM FLAT	27 PRESBURG ROAD	NEW MALDEN	KT3 5AH
	29 PRESBURG ROAD	NEW MALDEN	KT3 5AH
	31 PRESBURG ROAD	NEW MALDEN	KT3 5AH
	33 PRESBURG ROAD	NEW MALDEN	KT3 5AH
	34 PRESBURG ROAD	NEW MALDEN	KT3 5AH
	32 PRESBURG ROAD	NEW MALDEN	KT3 5AH
	30 PRESBURG ROAD	NEW MALDEN	KT3 5AH
	28 PRESBURG ROAD	NEW MALDEN	KT3 5AH
	26 PRESBURG ROAD	NEW MALDEN	KT3 5AH
	24 PRESBURG ROAD	NEW MALDEN	KT3 5AH
	22 PRESBURG ROAD	NEW MALDEN	KT3 5AH
FLAT 1	20 PRESBURG ROAD	NEW MALDEN	KT3 5AH
FLAT 2	20 PRESBURG ROAD	NEW MALDEN	KT3 5AH
FLAT 3	20 PRESBURG ROAD	NEW MALDEN	KT3 5AH
FLAT 4	20 PRESBURG ROAD	NEW MALDEN	KT3 5AH
FLAT 5	20 PRESBURG ROAD	NEW MALDEN	KT3 5AH
FLAT 6	20 PRESBURG ROAD	NEW MALDEN	KT3 5AH
FLAT 7	20 PRESBURG ROAD	NEW MALDEN	KT3 5AH
FLAT 8	20 PRESBURG ROAD	NEW MALDEN	KT3 5AH