



CONSERVATION AREAS DESIGNATION DOCUMENTS

RICHMOND ROAD

Original Proposal To Designate



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CONSERVATION AREAS DESIGNATION DOCUMENTS

RICHMOND ROAD

- **Development Committee Report**
14th September 1988
(minutes not available)



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DEVELOPMENT COMMITTEE

14 SEPTEMBER 1988

PROPOSED DESIGNATION OF THE ALBANY PARK ROAD CONSERVATION

AREA, KINGSTON

REPORT BY THE DIRECTOR OF DEVELOPMENT

Background

1. Local Planning Authorities are empowered under Section 277 of the Town and Country Planning Act, 1971, to determine which parts of their area are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance, and to designate such areas as conservation areas.
2. In accordance with Policy UD3 of the Draft Borough Plan (Designation of New Conservation Areas), the historic, architectural and townscape qualities of the Albany Park 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 northern Kingston is of sufficient special interest to merit designation as a conservation area.

Albany Park Road Local Area of Special Character

3. The Albany Park Road LASC includes the 55 residential properties which front onto the eastern side of Albany Park Road (Nos. 2-36), and on both sides of Richmond Road (Nos. 179-213 and Nos. 194-234). In addition two houses on the north side of St. Albans Road (Nos. 1b and 1c) are within the LASC. See Plan No. 88/133/B.
4. Two of the 57 buildings within the LASC date from the 1880s, 47 from the 1890s, 5 were built in 1936, the one small block of flats in 1954, and 2 houses in 1962.

Proposed Albany Park Road Conservation Area

5. The proposed conservation area includes all of the properties within the LASC except for the two houses Nos. 1b and 1c St. Albans Road, which were built in 1962. These have been excluded as they are of a different scale and character to the majority of the houses within the area. See Plan No. 88/134/B.
5. The majority of the land within the proposed conservation area (that is between Albany Park Road and Richmond Road) originally formed part of the Bank Grove Estate. On the death of Sir Charles Freaque, the owner of the estate, in 1884, the estate was subdivided into 46 lots and offered for sale as freehold building and for housing. The land was never intended for cheap housing - the houses were to be for middle and upper middle class families - as the rateable value stipulated for any houses to be erected on Albany Park Road was not to be less than £750, and for those on Richmond Road the figure was £600.

7. The initial sale of the lots met with limited success as between 1834 and 1838 only 10 of the 46 plots of land were sold. However at the same time the land bordering onto the eastern side of Richmond Road, which lay outside the Bank Grove Estate, was subdivided into 21 lots for housing development and the first two houses to be erected within the proposed conservation area, Nos. 210 and 212 Richmond Road were put up before 1838.
8. On 11th July, 1838 an auction sale was held in an attempt to dispose of remaining 36 lots on the Bank Grove Estate, but it was not until 1891 that the third and fourth houses to be erected within the proposed conservation area, Nos. 8 and 10 Albany Park Road, were constructed by Nathaniel Feltham, builder, of Chelsea.
9. Eleven of the building plots along the eastern side of Richmond Road (which did not form part of the Bank Grove Estate) were purchased in 1892 by Edward Charles, builder of Kingston. He employed Arthur J Windybank, architect, of Kingston, to design the five detached and three pairs of semi-detached villas at Nos. 214-234 Richmond Road, which were put up between 1892 and 1894. (Arthur Windybank occupied No. 216).
10. A further auction sale of the remaining lots of the Bank Grove Estate was held on 19th October, 1892 at which Charles Jobbins, builder, of Ealing purchased the 13 lots along the eastern side of Albany Park Road. He employed Frederick H Jones, architect, of Ealing, to design the 13 detached villas at Nos. 12-36 Albany Park Road, which were erected between 1893 and 1894. At the same time the detached house at No. 179 Richmond Road was erected to the designs of Walter C Phillips, architect, of Kingston, for occupation by John H Chilvers.
11. The remaining 8 plots of the original 21 along the eastern side of Richmond Road were bought by William Willson who built the four pairs of semi-detached villas Nos. 194-208 Richmond Road, in 1895/1896, to designs prepared by Arthur J Windybank. (William Willson occupied No. 194).
12. The last 14 lots of the Bank Grove Estate situated along the western side of Richmond Road were purchased by Frederick Cooper who lived at No. 36 Albany Park Road between 1896/1898 he built the seven pairs of semi-detached villas Nos. 187-213 Richmond Road, to designs prepared by Arthur Windybank. (Nos. 207/209 were later demolished).
13. There was no further development within the area until 1936 when the land attached to Nos. 8 and 10 Albany Park Road was purchased and subdivided into five lots by E Lissen, builder of Wimbledon who erected Nos. 2 and 4 Albany Park Road and Nos. 181, 183 and 185 Richmond Road.
14. The only subsequent development has been the redevelopment of the pair of semi-detached houses at Nos. 207/209 Richmond Road which were replaced in 1954 by a small block of flats called Sefton Lodge, designed by Frederick Barker, architect, of Kingston.
15. The area proposed for designation as a conservation area has a coherent late Victorian character for 47 out of the 55 buildings within the area which were erected over an 8 year period (1891-1898). Furthermore, whilst seven different developers were responsible for these buildings, only two architects designed 44 of them, thereby ensuring a close harmony of architectural treatment between the group of detached villas on Albany Park Road, and the group of mainly semi-detached villas on both sides of Richmond Road.

16. Individually the late nineteenth century buildings within the area are not outstanding architectural merit, being the work of speculative developers who relied on parochial architects for their designs, but they have value as notable local examples of good quality middle class housing in the Vernacular Revival style; a style that became fashionable for domestic architecture during the 1890s. The buildings have a robust and picturesque appearance enlivened by gabled fronts, bay windows, tile hanging and decorative brickwork.
17. The distinctive and cohesive architectural qualities of the proposed conservation area, along with the numbers of buildings and other features such as the panelled boundary walls, mature gardens and trees which are of townscape interest, make the area eminently worthy of preservation and enhancement.

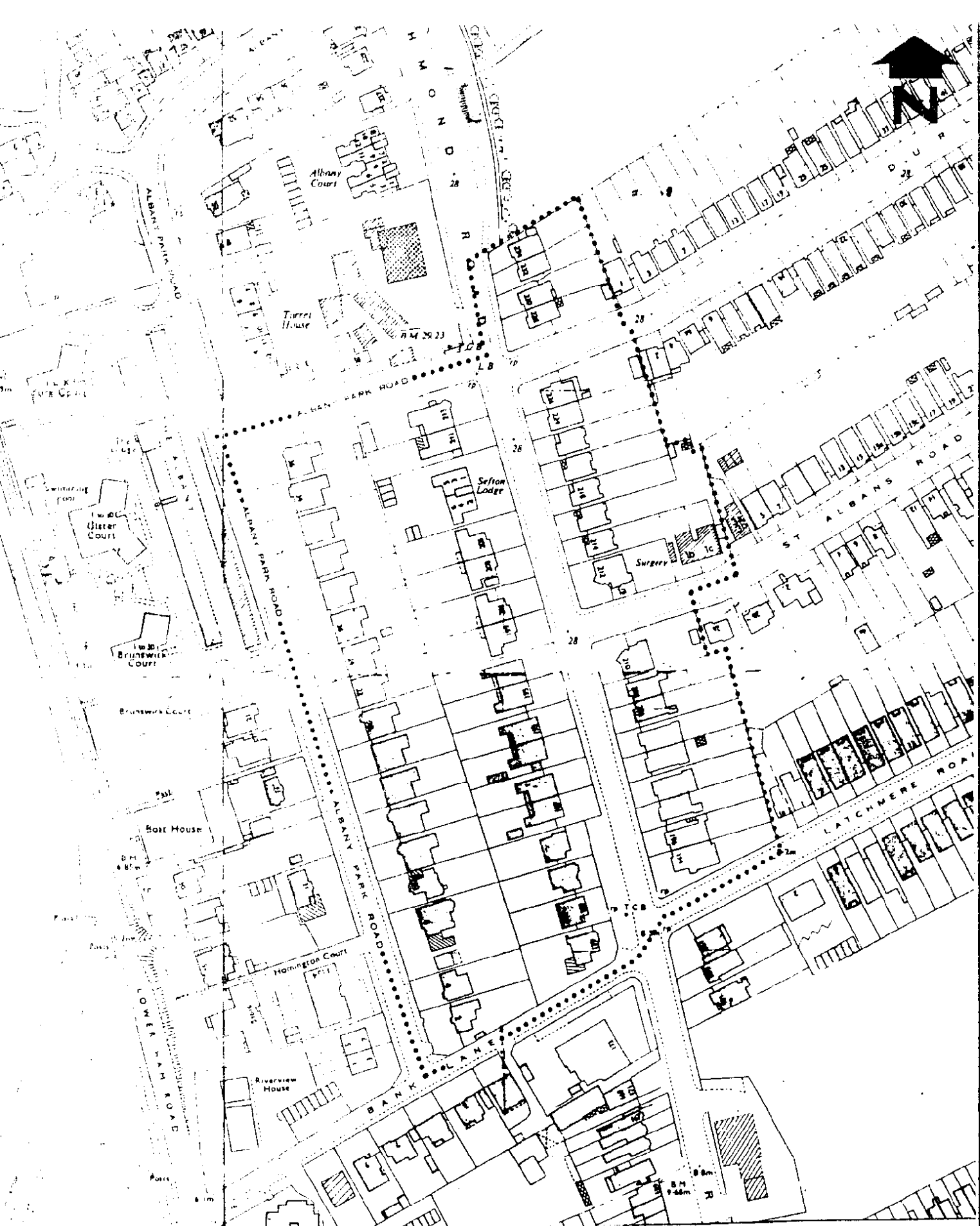
Consultation on Proposed Designation

18. 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 residents of the area should be consulted on the question of designation of the area described in this report.
19. 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 on display at the meeting.

Recommendations

20. It is RECOMMENDED that:-

- (i) the proposals for the creation of a new conservation area including Nos. 2-36 Albany Park Road, and Nos 194-234 and Nos. 179-213 Richmond Road, Kingston, be adopted for the purposes 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 residents of the area be consulted on the proposed designation of the area 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)MSocScMRTP
 DIRECTOR OF DEVELOPMENT
 GUILDHALL KINGSTON
 SURREY KT1 1EU
 TEL: 01-546-2121



ALBANY PARK ROAD LOCAL AREA OF SPECIAL CHARACTER

DATE: SEPT.1988 | SCALE: N.T.S. | REF: AHSD | DWG No: 88/133/B



CONSERVATION AREAS DESIGNATION DOCUMENTS

RICHMOND ROAD

- **Development Committee Report**
19th January 1989
(minutes not available)



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DEVELOPMENT COMMITTEE

19 JANUARY 1989

DESIGNATION OF THE ALBANY PARK ROAD CONSERVATION AREA, KINGSTON

REPORT BY THE DIRECTOR OF DEVELOPMENT

Background

1. On 14 September, 1988 a report was presented to the Development Committee proposing the creation of a new conservation area based on the 55 residential properties Nos. 2 - 36 Albany Park Road, Nos. 179 - 213 and Nos. 194 - 234 Richmond Road, Kingston.
2. The Committee resolved that the proposal should be adopted for the purpose of public consultation and that residents of the area, local amenity societies, the Victorian Society, and the Historic Buildings and Monuments Commission should be consulted on the designation.

Public Consultation

3. Letters outlining the proposal were sent to, and comments were invited from, the following four bodies:-

Kingston upon Thames Society
Kingston upon Thames Archaeological Society
The Victorian Society
Historic Buildings and Monuments Commission.
4. Furthermore, a letter outlining the proposal and the implications of designation, was delivered on 15 September 1988, to every property within the proposed conservation area.
5. All of the 16 letters that have been received from the owners of properties within the area and from the 4 bodies that were consulted, have been wholeheartedly in favour of designation.
6. The Kingston upon Thames Society in its response suggested that the proposed conservation area could be enlarged to include an additional 92 properties Nos. 1B - 37 and Nos. 2A - 38 St. Albans Road, Nos. 1A - 45 and Nos. 6 - 52 Latchmere Road, and No. 3 Studland Road, Kingston. (See Plan No. 88/172/B). The Society acknowledges that 11 of the properties in the suggested addition are new or not quite of the same quality as the majority of the houses, but points out that both St. Albans Road and Latchmere Road as far east as Studland Road, contain properties with considerable architectural detail and present a cohesive neighbourhood with mature trees.

Suggested Extension to Proposed Conservation Area

7. The historic, architectural and townscape qualities of the area suggested by the Kingston upon Thames Society for inclusion in the proposed Albany Park Road Conservation Area have been assessed in order to establish whether the neighbourhood is of sufficient special architectural or historic interest to merit designation as a conservation area.

8. A slow start was made with the development of this area for housing commencing in 1888 with a low level of building activity until the beginning of the 20th century; during the 12 years between 1888 and 1900 only 20 houses were built. The early development was restricted to St Albans Road with the first houses on Latchmere Road not being erected until 1896 and even then by the start of 1900 only 3 houses had been built along that road.
9. The first house to be erected in the area suggested by the Kingston upon Thames society for inclusion in the proposed new conservation area was No. 2 St Albans Road which was built in 1888 to the designs of Ernest Abbott, architect of Hampton Wick. There was no further building within the area until 1891 when the three houses, Nos. 16, 18, 20 St Albans Road were built, the last two by the Kingston builder, Edward Charles. After another interval of two years a further 4 houses were erected in 1893 on St Albans Road; Nos. 5/7 and 9/11 by Arthur J Windybank, a Kingston architect acting as speculative developer.
10. Over the next three years a total of ten houses were built in this area, four in 1894, three in 1895 and three in 1896. Nos. 25, 32, 34, 36/38 St Albans Road were built by Edward Charles, and Nos. 21 and 23 Latchmere Road and No. 30 St Albans Road by Arthur J Windybank. No. 8 St Albans Road was built to the designs of S H Horton, architect of Kingston, and No. 4A St Albans Road, which was originally built as a coachhouse for William Willson, to the designs of Arthur Windybank.
11. Between 1897 and 1898 only further 2 houses were erected within this area. No. 1 Latchmere Road and No. 12 St Albans Road by William Hope, architect of Kingston. (By this date the development of the original area proposed for designation as the Albany Park Road Conservation Area had been completed).
12. The first decade of the 20th century saw a regular cycle of development characterised by peaks and troughs of building activity with peaks in 1900/1901, 1903 and 1905. In 1900 and 1901 there was a burst of building activity in the area with 27 houses being erected by 5 different developers; Nos. 4, 6, 14 St Albans Road by Frank Huckle, builder of Kingston. Nos. 22, 24, 26, 28 St Albans Road and Nos. 13, 15, 17, 19 Latchmere Road by Charles Fenley, builder of Kingston, Nos. 27/29, 31, 33, 35, 37 St Albans Road by Edward Charles, Nos. 25/27, 29/31, 39/41 Latchmere Road by William Warner, builder of Ham.
13. There was a lull in the rate of building within the area in 1902 when only 2 new houses were erected, Nos. 17 and 19 St Albans Road by Edward Charles, before another peak of activity in 1903 when 11 houses were built all on Latchmere Road - Nos. 3, 5/7, 9, 11 by Charles Fenley and Nos. 14, 16, 18, 20, 22, 24 by J R Knight, builder of Kingston. Another trough followed in 1904 with three houses being erected all on Latchmere Road, Nos. 26, 28 by J R Knight and No. 37 by William Palmer, builder of Kingston.
14. In 1905 there was a further peak of building activity with 11 houses, Nos. 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50 Latchmere Road being erected by J R Knight. During 1907-1909 seven more houses were built in this area, No. 52 Latchmere Road (1907) and Nos. 13, 15, 15A, 15B, 15C St Albans Road (1908), all by J R Knight, and No. 33 Latchmere Road (1909) by William Palmer.

15. There was no further development within the area until 1924 when two houses, Nos. 43 and 45 Latchmere Road, were built by J R Knight, and in 1939 when No. 21 St Albans Road were built by J R Knight, and in 1939 when Nos. 21 St Albans Road was erected to the designs of J E Purdie and Son, architects of Weybridge. The only subsequent development has been the erection between 1950 and 1971 of eight buildings, Nos. 2A, 2B, 1B, 1C, 3 St Albans Road, Nos. 1A and 35 Latchmere Road, and No. 3 Studland Road.
16. The neighbourhood differs significantly in a number of respects from the original area proposed for designation:-
- (i) The plots of land along St. Albans Road and Latchmere Road were intended for cheaper houses (these were to be over £400 in rateable value) than those fronting onto Albany Park Road (to be over £750 in rateable value) and onto Richmond Road (where the houses were to be over £600 in value); therefore the houses are smaller and less ornate;
 - (ii) 44 out of the 49 pre-1898 houses within the original area were architect-designed whilst in the suggested addition only 18 out of the 81 pre-1909 houses were designated by architects; therefore the vast majority are of standard builders' design common to northern Kingston;
 - (iii) the character of the suggested addition is strongly Edwardian because 61 out of the total of 92 houses within the neighbourhood were built between 1900 and 1909, with only 20 houses dating from the 19th Century. In contrast, the character of the original area is Victorian because 49 out of the total of 55 houses within the area were built between 1888 and 1898;
 - (iv) the suggested addition has a less harmonious architectural character because it developed over a 21 year period (1888-1909) during which time 81 of the total of 92 houses were erected. The original area developed over an 8 year period (1888-1898) during which time 49 of the total of 55 houses were erected. Furthermore, in the original area while 7 different developers were responsible for the 49 pre-1898 historic houses, four of them erected 44 houses, each building a single row of houses. Whereas within the suggested addition 12 developers were responsible for the erection of the 81 pre-1909 houses, each erecting individual or small groups of houses intermingled amongst those of other developers, giving rise to a more diverse townscape than in the original area.
17. Whilst the historic, architectural and townscape qualities of the area suggested by the Kingston upon Thames Society for inclusion in the proposed Albany Park Road Conservation Area are significantly different from those of the original area proposed for designation, the neighbourhood has some architectural and historic interest that merits consideration for conservation area status.

Consultation on Proposed Designation

18. It is proposed that the owners and occupiers of the 92 properties Nos. 1B - 37 and Nos. 2A - 38 St. Albans Road, Nos. 1A - 45 and Nos. 6 - 52 Latchmere Road and No. 3 Studland Road, Kingston, should be consulted on the question of designation of their neighbourhood as a conservation area.
19. A plan of the area suggested as an extension to the proposed Albany Park Road Conservation Area, and photographs illustrating the architectural and townscape features of the neighbourhood will be on display at the meeting.

Recommendations

20. It is RECOMMENDED that :-
 - (i) the owners and occupiers of the 92 properties Nos. 1B - 37 and Nos. 2A - 38 St Albans Road, Nos. 1A - 45 and Nos. 6 - 52 Latchmere Road and No. 3 Studland Road, Kingston, be consulted on the proposed designation of the neighbourhood as a conservation area;
 - (ii) a further report be submitted to this Committee with the results of the public consultation exercise.

**ROYAL BOROUGH OF
KINGSTON UPON THAMES**

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

**PROPOSED CONSERVATION AREA
AND SUGGESTED ADDITION BY
THE KINGSTON UPON THAMES
SOCIETY**

DATE: NOV. 1988

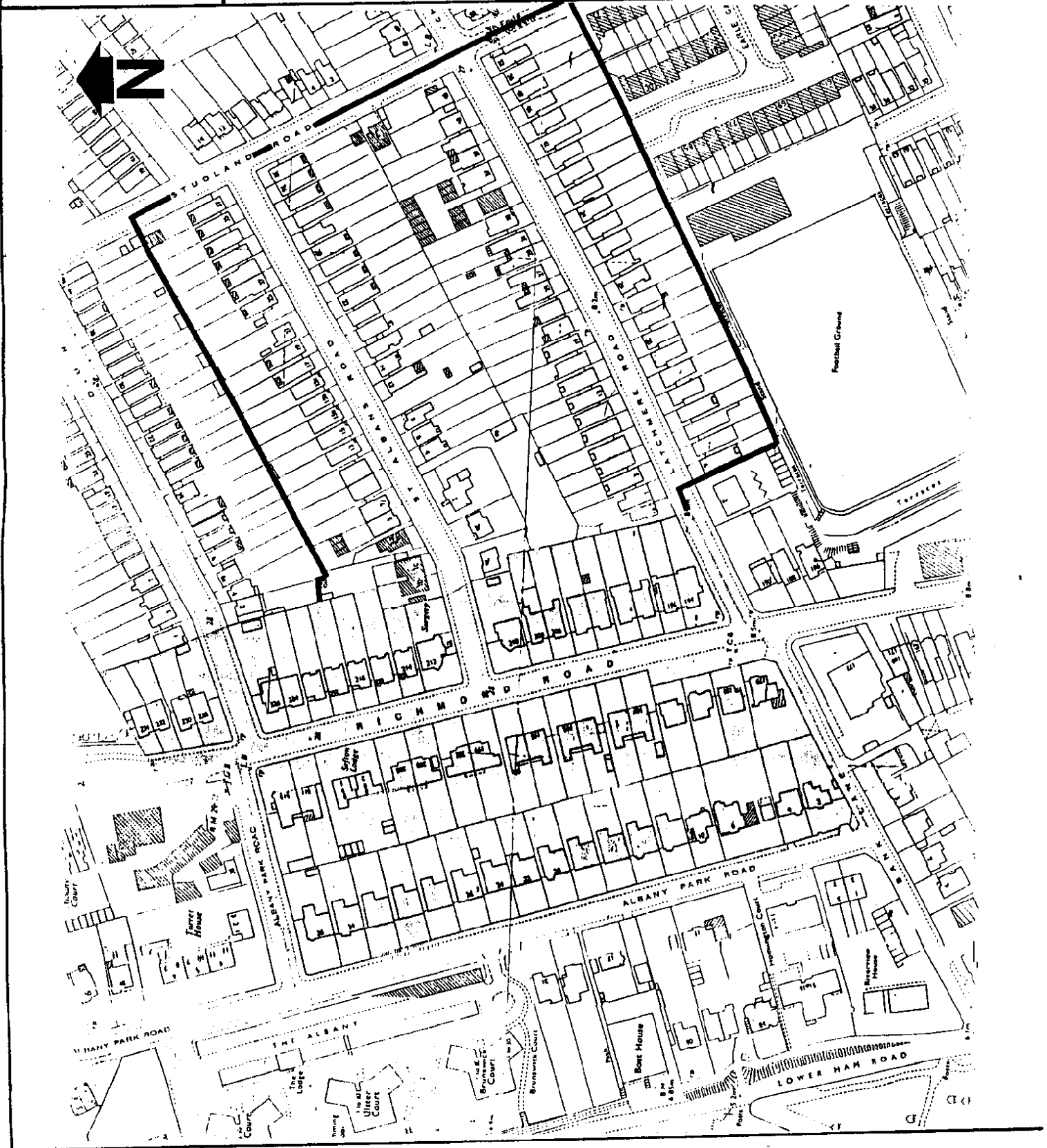
REF: AHD

SCALE: N.T.S

DWG No: 88/172/B

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by hatching is not to Ordnance Survey
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CONSERVATION AREAS DESIGNATION DOCUMENTS

RICHMOND ROAD

Original Decision to Designate



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CONSERVATION AREAS DESIGNATION DOCUMENTS

RICHMOND ROAD

- **Development Committee Report**
1st March 1989
(minutes not available)



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DEVELOPMENT COMMITTEE
1 March 1989

6. DESIGNATION OF THE RICHMOND ROAD CONSERVATION AREA KINGSTON UPON THAMES

On 19 January 1989 a report was presented to the Development Committee detailing the results of the public consultation exercise into the proposal to designate a small conservation area based on the 55 residential properties Nos. 2-36 Albany Park Road, Nos. 179-213 and Nos.

194-234 Richmond Road, Kingston. It was reported that the Kingston upon Thames Society in its response had suggested that the proposed conservation area could be enlarged to include an additional 92 residential properties Nos 1B-37 and Nos. 2A-38 St Albans Road, Nos. 1A-45 and Nos. 6-52 Latchmere Road, and No. 3 Studland Road, Kingston.

The Committee resolved that the owners of the 92 properties should be consulted on the proposed designation of their neighbourhood as a conservation area, and that a further report should be submitted to the Committee with the results of the public consultation exercise.


A letter detailing the historical development of the neighbourhood, the reasons for considering the area to be worthy of conservation area status, and the implications of designation, was delivered on 20 January 1989 to the 92 properties within the neighbourhood.

Owners and occupiers of ⁶¹~~89~~ of the properties within the area have responded to the consultation letter and all but two have been enthusiastically in favour of designation.

As the enlarged area comprising 147 buildings now proposed for designation has shifted eastwards away from Albany Park Road to the houses at the western ends of both St Albans Road and Latchmere Road, it is suggested that the new conservation area should be known by the name of the major road that forms the core of the area - the Richmond Road Conservation Area.

It is RECOMMENDED that

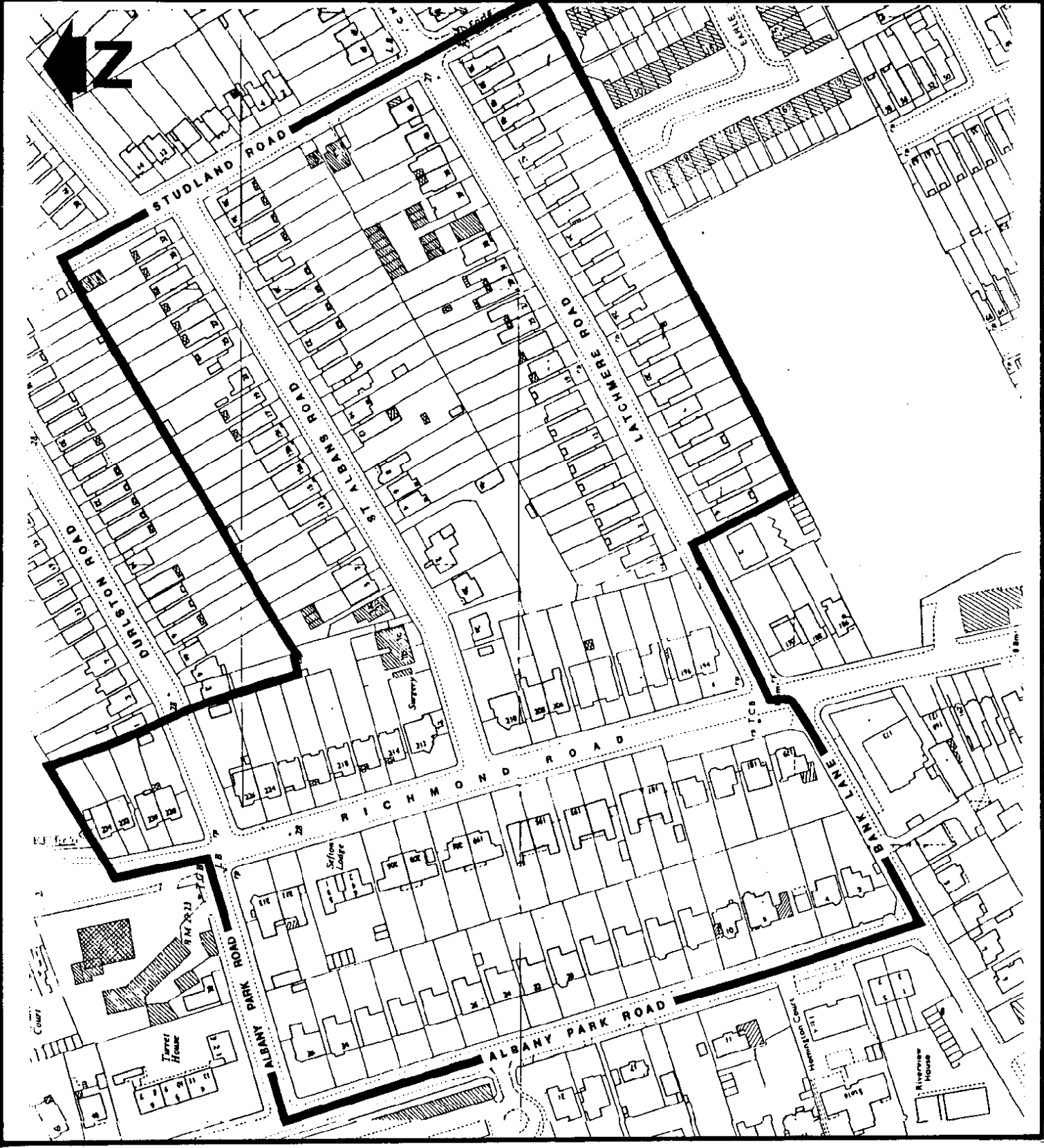
- (i) the boundary of the proposed Richmond Road Conservation Area as shown on the attached Plan No. 89/028/B be approved, and
- (ii) the necessary statutory procedures for the designation of the new conservation area under Section 277b of the Town and Country Planning Act 1971 as amended by the Town and Country Amenities Act 1974, be carried out.


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

**PROPOSED RICHMOND ROAD
 CONSERVATION AREA,
 KINGSTON.**

DATE: FEB. 1989	REF: AHSJ
SCALE: N.T.S.	DWG No:89/028/B

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CONSERVATION AREAS DESIGNATION DOCUMENTS

RICHMOND ROAD

Statutory Designation Documents For Original Designation



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CONSERVATION AREAS DESIGNATION DOCUMENTS

RICHMOND ROAD

- **London Gazette Notice**

(NOT AVAILABLE)



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CONSERVATION AREAS DESIGNATION DOCUMENTS

RICHMOND ROAD

- **Local Paper/Surrey Comet Notice**



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LEGAL NOTICES

ROYAL BOROUGH OF KINGSTON UPON THAMES

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

RICHMOND ROAD CONSERVATION AREA, KINGSTON

Notice is hereby given that on 1st March 1989 the Council of the Royal Borough of Kingston upon Thames designated the areas identified in the plan herein after mentioned and referred to in the schedule to this Notice as a Conservation Area pursuant to Section 277 of the Town and Country Planning Act 1971 (as amended).

A plan showing the boundaries of the Conservation Area may be inspected at the offices of the Director of Development, Guildhall, Kingston upon Thames, between the hours of 9am and 6pm Mondays to Fridays.

The effect of the designation is that:—

1. Conservation Area Consent is required for the demolition of all unlisted buildings within the Conservation Area, except those buildings excluded by a Direction made by the Secretary of State.
2. It is an offence to cut down, top, lop, uproot, wilfully damage or wilfully destroy any tree in the Conservation Area *except* with the Consent of the Local Planning Authority or *after* the expiry of 6 weeks from giving the Local Planning Authority *Notice* of any intention to carry out any of the said works.
3. The Local Planning Authority is under a duty to formulate and publish proposals for the preservation and enhancement of the Conservation Area, and to pay special attention to the desirability of preserving and enhancing the character or appearance of the Conservation Area.
4. Planning applications for development which would, in the opinion of the Local Planning Authority, affect the character or appearance of the Conservation Area must be given publicity and representations, received in consequence, taken into account in determining the application.

SCHEDULE

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

Albany Park Road—Nos. 2-36 (even)
Latchmere Road—Nos. 6-52 (even) and Nos. 1a-45 (odd)
Richmond Road—Nos. 194-234 (even) and Nos. 179-213 (odd)
St. Albans Road—Nos. 2a-38 (even) and Nos. 1a-37 (odd)
Studland Road—No. 3

M. W. GILKS
Director of Development

Guildhall
Kingston upon Thames
10 March 1989



CONSERVATION AREAS DESIGNATION DOCUMENTS

RICHMOND 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: AHSD/5.11
Your Ref:
Enquiries to: Andrew Dick

10th March, 1989

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

Telephone: 01 546 2121
Ext: 4051
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 1st March 1989 the Council designated the Richmond Road Conservation Area, Kingston upon Thames, under Section 277(b) of the Town and Country Planning Act 1971, as amended by the Town and Country Amenities Act 1974.

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

Yours sincerely,

Director of Development *dlk*

Encl.

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

0997f



CONSERVATION AREAS DESIGNATION DOCUMENTS

RICHMOND 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: AHSD/5.11/AL
Your Ref:
Enquiries to: Andrew Dick

10th March, 1989

Mr Brian Hennessy
Research & Development Section
Historic Buildings & Monuments Commission
25 Savile Row
LONDON W1X 2BT

Guildhall
Kingston upon Thames
Surrey KT1 1EU

Telephone: 01 546 2121
Ext: 4051
FAX 01 549 2889

Dear Mr Hennessy,

SECTION 277(b) TOWN & COUNTRY PLANNING ACT 1971
NOTIFICATION OF THE DESIGNATION OF THE RICHMOND ROAD CONSERVATION AREA,
KINGSTON UPON THAMES

I hereby give notice as required by Section 277(6) of the Town and Country Planning Act 1971 that the area shown on the attached plan was designated as the Richmond Road Conservation Area on 1st March 1989, by the Development Committee of the Borough Council.

Yours sincerely,

Director of Development *la*

Encl.

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

0997f



CONSERVATION AREAS DESIGNATION DOCUMENTS

RICHMOND ROAD

Other Designation Documents For Original Designation



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CONSERVATION AREAS DESIGNATION DOCUMENTS

RICHMOND ROAD

- **Notice to Owners/Occupiers**



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

My Ref: AHSD/5.11
Your Ref:
Enquiries to: Andrew Dick

6 March, 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

Telephone: 01 546 2121
Ext: 4051
FAX 01 549 2889

Dear Sir/Madam

DESIGNATION OF THE RICHMOND ROAD CONSERVATION AREA, KINGSTON UPON THAMES

Further to my letter dated 20 January, 1989 I write to inform you that on 1 March, 1989 the Development Committee of the Council formally designated a new conservation area based on 147 properties located along Albany Park Road, Richmond Road, Latchmere Road, St Albans Road and Studland Road, Kingston upon Thames.

The boundary of the new conservation area is shown on the attached plan No 89/028/B, and the properties included within the area are as follows:-

Albany Park Road - Nos 2-36 (even)
Latchmere Road - Nos 6-52 (even) & Nos 1A-45 (odd)
Richmond Road - Nos 194-234 (even) & Nos 179-213 (odd)
St Albans Road - Nos 2A-38 (even) & Nos 1A-37 (odd)
Studland Road - No 3

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 or appearance of conservation area in the exercise of any 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 the application, any representations received;
- (iii) to formulate and publish proposals for the preservation and enhancement of the conservation area;

continued....

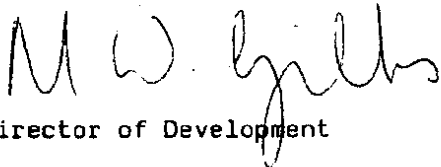
All communications to be addressed to Director of Development (Planning)
quoting reference above

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


- (i) with 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 it does provide a check to ensure that those which contribute positively to the character of the conservation area are not lost without justification;
- (ii) with exceptions, anyone proposing to do work on trees in the conservation area, which are not already protected by a Tree Preservation Order, has to give the Council six weeks' notice of their intention before the work is carried out in order that the desirability of retaining the tree can be assessed. This notification procedure does not apply to fruit trees, dead, dying or dangerous trees, nor to any tree with a diameter of less than 75mm.
- (iii) the permitted development rights for works within the curtilage of a single family dwelling are slightly different to those in other areas. As is the norm, it is necessary to seek a determination as to whether planning permission is required when proposing works. The controls are more restrictive for works involving the enlargement of a house, any alteration to the roof, the erection of a building which is not attached to a dwelling, and the cladding of any part of the exterior of a building.

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

Yours faithfully



Director of Development

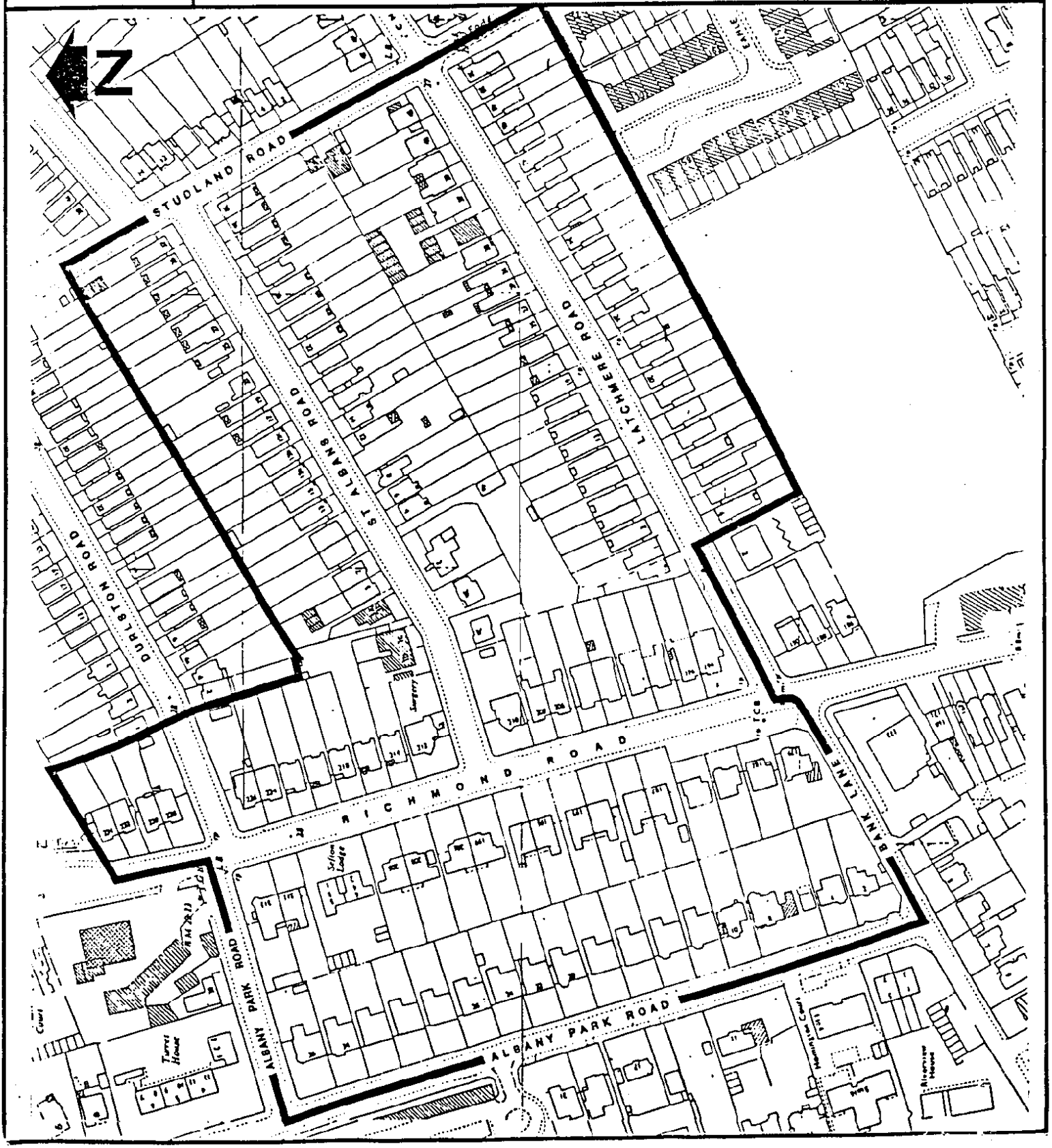

**ROYAL BOROUGH OF
 KINGSTON UPON THAMES**
 M.W.GILKS BA(Hon)MSocScMRTPI
 DIRECTOR OF DEVELOPMENT
 GUILDHALL KINGSTON
 SURREY KT1 1EU
 TEL: 01-546-2121

**RICHMOND ROAD
 CONSERVATION AREA,
 KINGSTON.**

(Designated 1/3/89)

DATE: FEB. 1989	REF: AHSD
SCALE: N.T.S.	DWG No:89/028/B

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





CONSERVATION AREAS DESIGNATION DOCUMENTS

RICHMOND ROAD

- **Schedule of Addresses**



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.

**RICHMOND ROAD CONSERVATION AREA
FULL ADDRESS LIST**

Address 1	Address 2	Address 3	Address 4
ALBANY PARK ROAD			
	2 ALBANY PARK ROAD	KINGSTON UPON THAMES	KT2 5SW
	4 ALBANY PARK ROAD	KINGSTON UPON THAMES	KT2 5SW
	6 ALBANY PARK ROAD	KINGSTON UPON THAMES	KT2 5SW
	8 ALBANY PARK ROAD	KINGSTON UPON THAMES	KT2 5SW
	10 ALBANY PARK ROAD	KINGSTON UPON THAMES	KT2 5SW
	12 ALBANY PARK ROAD	KINGSTON UPON THAMES	KT2 5SW
	14 ALBANY PARK ROAD	KINGSTON UPON THAMES	KT2 5SW
	16 ALBANY PARK ROAD	KINGSTON UPON THAMES	KT2 5SW
	18 ALBANY PARK ROAD	KINGSTON UPON THAMES	KT2 5SW
	20 ALBANY PARK ROAD	KINGSTON UPON THAMES	KT2 5SW
	22 ALBANY PARK ROAD	KINGSTON UPON THAMES	KT2 5SW
	24 ALBANY PARK ROAD	KINGSTON UPON THAMES	KT2 5SW
	26 ALBANY PARK ROAD	KINGSTON UPON THAMES	KT2 5SW
	28 ALBANY PARK ROAD	KINGSTON UPON THAMES	KT2 5SW
	30 ALBANY PARK ROAD	KINGSTON UPON THAMES	KT2 5SW
	32 ALBANY PARK ROAD	KINGSTON UPON THAMES	KT2 5SW
	34 ALBANY PARK ROAD	KINGSTON UPON THAMES	KT2 5SW
	36 ALBANY PARK ROAD	KINGSTON UPON THAMES	KT2 5SW
	42 ALBANY PARK ROAD	KINGSTON UPON THAMES	KT2 5SW
LATCHMERE ROAD			
	1A LATCHMERE ROAD	KINGSTON UPON THAMES	KT2 5TP
	1 LATCHMERE ROAD	KINGSTON UPON THAMES	KT2 5TP
	3 LATCHMERE ROAD	KINGSTON UPON THAMES	KT2 5TP
	5 LATCHMERE ROAD	KINGSTON UPON THAMES	KT2 5TP
	7 LATCHMERE ROAD	KINGSTON UPON THAMES	KT2 5TP
	9 LATCHMERE ROAD	KINGSTON UPON THAMES	KT2 5TP
	11 LATCHMERE ROAD	KINGSTON UPON THAMES	KT2 5TP
	13 LATCHMERE ROAD	KINGSTON UPON THAMES	KT2 5TP
	15 LATCHMERE ROAD	KINGSTON UPON THAMES	KT2 5TP
	17 LATCHMERE ROAD	KINGSTON UPON THAMES	KT2 5TP
	19 LATCHMERE ROAD	KINGSTON UPON THAMES	KT2 5TW
	21 LATCHMERE ROAD	KINGSTON UPON THAMES	KT2 5TP
FLAT 1	23 LATCHMERE ROAD	KINGSTON UPON THAMES	KT2 5TW
FLAT 2	23 LATCHMERE ROAD	KINGSTON UPON THAMES	KT2 5TW
FLAT 3	23 LATCHMERE ROAD	KINGSTON UPON THAMES	KT2 5TW
FLAT 4	23 LATCHMERE ROAD	KINGSTON UPON THAMES	KT2 5TW
	25 LATCHMERE ROAD	KINGSTON UPON THAMES	KT2 5TP
	27 LATCHMERE ROAD	KINGSTON UPON THAMES	KT2 5TW
	29 LATCHMERE ROAD	KINGSTON UPON THAMES	KT2 5TP
	31 LATCHMERE ROAD	KINGSTON UPON THAMES	KT2 5TW
	33 LATCHMERE ROAD	KINGSTON UPON THAMES	KT2 5TP
	35 LATCHMERE ROAD	KINGSTON UPON THAMES	KT2 5TW
FLAT 1	R/O 35-37 LATCHMERE ROAD	KINGSTON UPON THAMES	KT2 5TP
FLAT 2	R/O 35-37 LATCHMERE ROAD	KINGSTON UPON THAMES	KT2 5TP
	37 LATCHMERE ROAD	KINGSTON UPON THAMES	KT2 5TW
	39 LATCHMERE ROAD	KINGSTON UPON THAMES	KT2 5TP
	41 LATCHMERE ROAD	KINGSTON UPON THAMES	KT2 5TW
	43 LATCHMERE ROAD	KINGSTON UPON THAMES	KT2 5TP
	45 LATCHMERE ROAD	KINGSTON UPON THAMES	KT2 5TW
	52 LATCHMERE ROAD	KINGSTON UPON THAMES	KT2 5TP
	50 LATCHMERE ROAD	KINGSTON UPON THAMES	KT2 5TW
	48 LATCHMERE ROAD	KINGSTON UPON THAMES	KT2 5TP

	46 LATCHMERE ROAD	KINGSTON UPON THAMES	KT2 5TW
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	36 LATCHMERE ROAD	KINGSTON UPON THAMES	KT2 5TP
	34 LATCHMERE ROAD	KINGSTON UPON THAMES	KT2 5TW
	32 LATCHMERE ROAD	KINGSTON UPON THAMES	KT2 5TP
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	28 LATCHMERE ROAD	KINGSTON UPON THAMES	KT2 5TP
	26 LATCHMERE ROAD	KINGSTON UPON THAMES	KT2 5TW
	24 LATCHMERE ROAD	KINGSTON UPON THAMES	KT2 5TP
	22 LATCHMERE ROAD	KINGSTON UPON THAMES	KT2 5TW
	18-20 LATCHMERE ROAD	KINGSTON UPON THAMES	KT2 5TP
	16 LATCHMERE ROAD	KINGSTON UPON THAMES	KT2 5TW
	14 LATCHMERE ROAD	KINGSTON UPON THAMES	KT2 5TP
	12 LATCHMERE ROAD	KINGSTON UPON THAMES	KT2 5TW
	10 LATCHMERE ROAD	KINGSTON UPON THAMES	KT2 5TP
	8 LATCHMERE ROAD	KINGSTON UPON THAMES	KT2 5TW
	6 LATCHMERE ROAD	KINGSTON UPON THAMES	KT2 5TW
RICHMOND ROAD			
	179 RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5HE
	181 RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5DD
	183 RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5HE
	185 RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5HE
	187 RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5HE
FIRST FLOOR FLAT	189 RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5DD
GROUND FLOOR FLAT	189 RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5DD
SECOND FLOOR FLAT	189 RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5DD
	191 RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5DD
	193 RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5HE
FLAT 1	195 RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5DD
FLAT 2	195 RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5DD
FLAT 3	195 RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5DD
FLAT 4	195 RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5DD
FLAT 5	195 RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5DD
FLAT 6	195 RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5DD
FLAT 7	195 RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5DD
FLAT 8	195 RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5DD
FLAT 9	195 RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5DD
	197 RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5HE
	199 RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5HE
	201 RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5DD
FLAT 1	203 RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5HE
FLAT 2	203 RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5HE
	205 RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5HE
FLAT 2 SEFTON LODGE	RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5DE
FLAT 4 SEFTON LODGE	RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5DE
FLAT 6 SEFTON LODGE	RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5DE
FLAT 8 SEFTON LODGE	RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5DE
FLAT 1 SEFTON LODGE	RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5DE
FLAT 3 SEFTON LODGE	RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5DE
FLAT 5 SEFTON LODGE	RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5DE
FLAT 7 SEFTON LODGE	RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5DE
FLAT 1	211 RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5DD
FLAT 2	211 RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5DD

FLAT 3	211 RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5DD
FLAT 4	211 RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5DD
FLAT 5	211 RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5DD
FLAT 6	211 RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5DD
	234 RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5DD
	232 RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5DD
	230 RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5DD
	228 RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5DD
FLAT 1	226 RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5DD
FLAT 2	226 RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5DD
FLAT 3	226 RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5DD
FLAT 4	226 RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5DD
FLAT 5	226 RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5DD
	224 RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5DD
	222 RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5DD
	220 RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5DD
	218 RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5DD
	216 RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5DD
FLAT 1	214 RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5DD
FLAT 2	214 RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5DD
	212 RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5DD
FLAT 1	210 RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5DD
FLAT 2	210 RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5DD
FLAT 1	208 RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5DD
FLAT 2	208 RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5DD
DENTAL SURGERY	206 RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5DD
FLAT 2	206 RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5DD
	204 RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5DD
	202 RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5DD
	200 RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5DD
FLAT 1	198 RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5DD
FLAT 2	198 RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5DD
FLAT 3	198 RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5DD
FLAT 4	198 RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5DD
FLAT 5	198 RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5DD
FLAT 1	196 RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5DD
FLAT 2	196 RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5DD
	194 RICHMOND ROAD	KINGSTON UPON THAMES	KT2 5DD
ST. ALBANS ROAD			
	1 ST. ALBANS ROAD	KINGSTON UPON THAMES	KT2 5HQ
	1B ST. ALBANS ROAD	KINGSTON UPON THAMES	KT2 5HQ
	1C ST. ALBANS ROAD	KINGSTON UPON THAMES	KT2 5HQ
	3A ST. ALBANS ROAD	KINGSTON UPON THAMES	KT2 5HQ
	5 ST. ALBANS ROAD	KINGSTON UPON THAMES	KT2 5HQ
	7 ST. ALBANS ROAD	KINGSTON UPON THAMES	KT2 5HQ
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	11 ST. ALBANS ROAD	KINGSTON UPON THAMES	KT2 5HQ
	13 ST. ALBANS ROAD	KINGSTON UPON THAMES	KT2 5HQ
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	15A ST. ALBANS ROAD	KINGSTON UPON THAMES	KT2 5HQ
	15B ST. ALBANS ROAD	KINGSTON UPON THAMES	KT2 5HQ
	15C ST. ALBANS ROAD	KINGSTON UPON THAMES	KT2 5HQ
	17 ST. ALBANS ROAD	KINGSTON UPON THAMES	KT2 5HQ
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	33 ST. ALBANS ROAD	KINGSTON UPON THAMES	KT2 5HQ
	35 ST. ALBANS ROAD	KINGSTON UPON THAMES	KT2 5HQ
	37 ST. ALBANS ROAD	KINGSTON UPON THAMES	KT2 5HQ
	3 STUDLAND ROAD	KINGSTON UPON THAMES	KT2 5HJ
	36 ST. ALBANS ROAD	KINGSTON UPON THAMES	KT2 5HQ
	38 ST. ALBANS ROAD	KINGSTON UPON THAMES	KT2 5HQ
	34 ST. ALBANS ROAD	KINGSTON UPON THAMES	KT2 5HQ
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	2B ST. ALBANS ROAD	KINGSTON UPON THAMES	KT2 5HQ
	2A ST. ALBANS ROAD	KINGSTON UPON THAMES	KT2 5HQ