

# Agenda

## Planning Committee

Wednesday, 11 January 2023 at 7.30 pm

New Council Chamber, Town Hall, Reigate



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Members of the public may observe the proceedings live on the Council's [website](#).

### Members:

#### S. Parnall (Chairman)

M. S. Blacker  
J. Baker  
J. S. Bray  
P. Chandler  
Z. Cooper  
P. Harp  
A. King

J. P. King  
S. A. Kulka  
S. McKenna  
R. Michalowski  
C. Stevens  
D. Torra  
S. T. Walsh

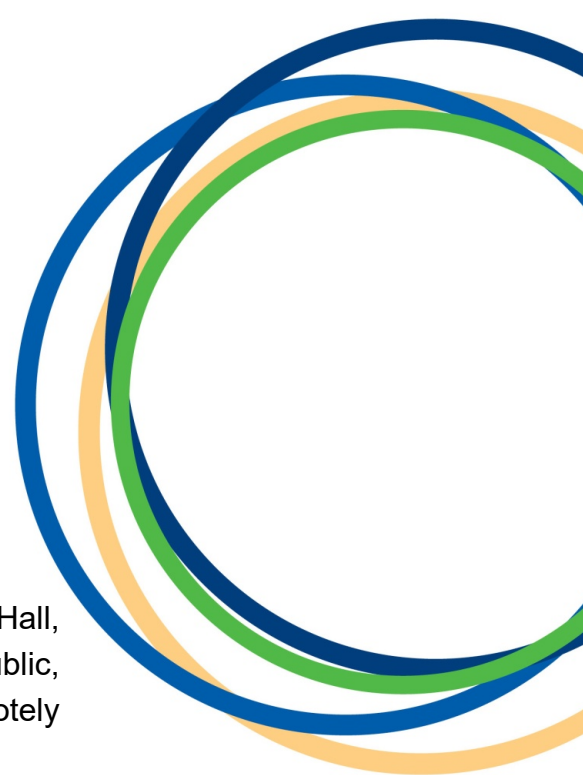
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Reigate & Banstead  
BOROUGH COUNCIL  
Banstead | Horley | Redhill | Reigate



## **Substitutes:**

<b>Conservatives:</b>	R. Absalom, H. Avery, J. Hudson, N. C. Moses, M. Tary and R. S. Turner
<b>Residents Group:</b>	G. Adamson, R. Harper, N. D. Harrison and G. Hinton
<b>Green Party:</b>	J. Booton, V. Chester, J. C. S. Essex, A. Proudfoot, S. Sinden and R. Ritter
<b>Liberal Democrats</b>	M. Elbourne

**Mari Roberts-Wood**  
Managing Director

**1. Minutes** (Pages 5 - 10)

To confirm as a correct record the Minutes of the previous meeting.

**2. Apologies for absence**

To receive any apologies for absence.

**3. Declarations of interest**

To receive any declarations of interest.

**4. Addendum to the agenda** (To Be Tabled)

To note the addendum tabled at the meeting which provides an update on the agenda before the Committee.

**NOTE:**

1. Plans are reproduced in the agenda for reference purposes only and are not reproduced to scale. Accordingly dimensions should not be taken from these plans and the originals should be viewed for detailed information. Most drawings in the agenda have been scanned, and reproduced smaller than the original, thus affecting image quality.

**5. Conservation Areas Review** (Pages 11 - 48)

For the Planning Committee to consider the Conservation Areas review and consider consultation on the areas identified.

**6. Any other urgent business**

To consider any item(s) which, in the opinion of the Chairman, should be considered as a matter of urgency.



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**Notice is given** of the intention to hold any part of this meeting in private for consideration of any reports containing "exempt" information, which will be marked accordingly.

Minutes of a meeting of the **Planning Committee** held at the **New Council Chamber - Town Hall, Reigate** on **Wednesday, 14 December 2022 at 7.30 pm.**

**Present:** Councillors S. Parnall (Chairman); M. S. Blacker (Vice-Chair), J. Baker, J. S. Bray, P. Chandler, Z. Cooper, P. Harp, A. King, S. A. Kulka, S. McKenna, C. Stevens, D. Torra, S. T. Walsh, R. Absalom (Substitute) and J. Hudson (Substitute)

**73 Minutes**

**RESOLVED** that the minutes of the previous meeting held on 23 November 2022 be approved as a correct record.

**74 Apologies for absence**

Apologies for absence had been received from Councillors James King and Michalowski, Councillors Hudson and Absalom attended as their respective substitutes.

**75 Declarations of interest**

Councillor Absalom declared a non-pecuniary interest in item 6 (Reigate Grammar School), as a family member attended Reigate Parish Church Primary School and would be abstaining during the vote.

Councillor Blacker declared a non-pecuniary interest in item 6 (Reigate Grammar School), as he had undertaken work via his business at the school.

**76 Addendum to the agenda**

**RESOLVED** that the addendum be noted.

**77 22/01989/F - Land at Laburnum and Branscombe, 50 Haroldslea Drive, Horley**

The Committee considered an application at Land at Laburnum and Branscombe, 50 Haroldslea Drive, Horley for the demolition of existing buildings and erection of 33 homes, including affordable housing, with access from Haroldslea Drive, associated parking, open space and associated works.

Catherine Pollard, a local resident, spoke in objection to the application, stating that the development would be a drastic change to the existing character and nature of the site. The previous application was at appeal stage however the applicant wished to push through this application as quickly as possible. There had been an overwhelming response in objection to the application from residents and Horley Town Council. Multiple examples of flooding had been presented since 2013, most recently being in November 2022. Residents of Haroldsea Drive were yet to see the benefit of

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engineering solutions to assist with flooding from the Thomas Waters Way Development built 10 years ago. Highway concerns around Haroldsea Drive were described, with 2 accidents having occurred at the junction of Balcombe Road since the original application was considered at this Committee. Concern was raised around the lack of footpath beyond the junction of Castle Drive/Haroldslea and the proposed site and the frequent congestion and narrowness of Haroldslea Drive itself, not the access road the developers designed. The application was an overdevelopment, not only of the site but within the Horley area. This was supported by the statistics available on the Council's website where it stated that Horley had seen the largest proportion of development across the entire borough. The latest Housing Monitor report published on the Council website stated that 39.5% of net additional dwellings have come from Horley since 2012 to present. Expansion of housing across the West Sussex border should also be considered for context. The most recent Housing Monitor report stated that the Council exceeded the Housing Delivery Test result target with a result of 151%.

Don Stredwick, a local resident, spoke in objection to the application, explaining that one of the many responses to the application was from the Environment Agency (EA), relating to the properties close to the application site that were particularly affected by the serious flooding over the winter of 2013/14. The planned development lay directly to the rear of these affected properties. The EA have reminded the Planning Department about the serious flooding, together with a reminder about known surface water drainage issues that continued to affect these properties. Following prolonged periods of rain, the current surface water drainage network was inadequate. The EA have advised the Planning Department that a detailed survey of the surface water drainage network for this area should be undertaken, to ascertain its suitability to cope with two additional outlets discharging surface water from the proposed development. The EA also advised that a hydraulic model of the Burstow Stream, a major watercourse close to this area, was being updated, with results expected soon. If the results indicated an increase in flood risk this would need to be considered in any future planning decisions.

Billy Clements, the Agent, spoke in support of the application stating that since the previous application came to Committee the concerns of local residents had been reflected upon and as a result changes to the scheme were outlined as follows:

- There has been a substantial reduction in the number of homes, and consequently density which was now 18dph – down from 22dph previously.
- Hardstanding had been significantly reduced. This had allowed for increased open space and soft landscape which now accounted for 40% of the site area, far exceeding adopted open space requirements.
- The spaciousness and separation between the homes had increased, and to site boundaries, in some cases by over double what they were before.
- The main spine road had been widened into the site to 5m, exceeding even the highest standards for a scheme of this size.

As a result, it was felt that the proposal was not an overdevelopment but struck a balance between making efficient use of land and the aims of protecting character and amenity. Four 2 storey houses had been replaced by 2 bungalows on generous plots and there was a now a net bio-diversity gain. In terms of local concern around flooding and highway impacts the following was outlined:

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- Proposals incorporated a sustainable drainage system which would substantially reduce the volume and rate of surface water leaving the site.
- The developer has offered a £16,000 contribution to enable stakeholders to investigate and rectify pre-existing drainage issues along Haroldslea Drive.
- There would be fewer vehicle movements from the site than before and there remained no objection from Surrey County Council on highway grounds.
- Proposals continued to exceed local parking standards, ensuring there was no risk of overspill parking on surrounding roads.
- Although not requested by Surrey, the offer of a £5,000 contribution to investigate the possibility of additional parking restrictions on Haroldslea Drive to existing pre-existing on-street parking concerns remained.

A motion setting out two Reasons for Refusal were put forward to the Committee, proposed by Councillor Stevens and seconded by Councillor McKenna which was as follows:

1. The proposed development by virtue of the extent of access road and hard surfaced parking areas including tandem spaces, limited space between properties and to the site boundaries, together with their limited plot sizes and shallow frontages would appear as a cramped overdevelopment of the site, out of keeping with and harmful to the character of the area, contrary to Policy DES1 of the Reigate and Banstead Development Management Plan 2019 and guidance contained within the Local Distinctiveness Design Guide 2020.
2. Without a completed planning obligation the proposal fails to provide on-site affordable housing, and is therefore contrary to policy DES6 of the Reigate and Banstead Development Management Plan 2019.

Following a vote by Members of the Committee, the tabled motion giving reasons to refuse planning permission, set out above, was defeated.

It was then **RESOLVED** to proceed to a vote on the report recommendation to approve the application.

**RESOLVED** that planning permission be **GRANTED** subject to conditions as per the recommendation and addendum with amendment to condition 31:

31. Pre-commencement of the development an evacuation and flood management plan shall be submitted to and agreed in writing by the Local Planning Authority. The agreed management plan shall be implemented in accordance with the agreed details and retained in operation thereafter.

Reason: to ensure that the site will be safe for its lifetime and can provide safe access and egress to the site in a flood event in accordance with policy CCF2 of the Reigate & Banstead Development Management Plan 2019 and the NPPF.

### 78 22/00271/F - Reigate Grammar School, Reigate Road, Reigate

The Committee considered an application at Reigate Grammar School, Reigate Road, Reigate for the demolition of existing music drum room and 4 no. Multi use games areas and construction of a new sports centre, including ancillary facilities, and 4 no. New multi-use games areas, together with revisions to site levels, drainage, plant,

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landscaping and other associated works. As amended on 07/03/2022, 17/03/2022, 30/06/2022, 14/09/2022 and on 05/10/2022.

Frances Davis, Head Teacher at Reigate Parish Church Primary School, spoke on behalf of the Governing Body, Senior Leadership Team and parents to object to the application. The school supported the Grammar School to improve its facilities however the design gave little consideration to the Primary School. If built, the Primary School pupils and staff would be faced with the unattractive 'rear end' of the Grammar School's flagship sports facility. The building would create a large barrier and restrict the view of 3 classrooms, giving them less sky to view. This was not good for mental health and wellbeing of staff and pupils, as well as negatively impacting the amenity of the classrooms. The proposal was far larger than what was required and was 10m longer and 6m wider than other sports halls in the borough. A more standard size sports building would fully meet the Grammar School's educational needs, and enable the building to be pulled much further away from the Primary School and conservation area, reducing negative impacts on both. This was a poor design, contrary to Policy DES1 and paragraph 130 of the NPPF, and there was no clear educational need for such a large building.

Shaun Fenton, Headmaster of Reigate Grammar School, spoke in support of the application stating that the 1970s built sports hall was substandard and not within the current standards set by Sports England, furthermore there was no disabled access. Many local primary schools and community groups used the facilities at the Grammar School free of cost, however the school could offer much more with the new facility. The proposed building would be 34m away from the Primary School. 1600 pupils and 1000 families supported the application. No other place on the site works, for operational reasons and because of the Conservation Area. As a result, planting has been developed to enhance the Conservation Area. The new facility would allow the school to deliver its aims for the community and its pupils.

A reason for refusal was proposed by Councillor Kulka and seconded by Councillor Torra, whereupon the Committee voted and **RESOLVED** that planning permission be **REFUSED** on the grounds that:

1. The proposed development, by reason of the proximity of the proposed sports centre to the southern and eastern boundaries and its significant height, width and depth would adversely impact the amenity of occupants of 3 Blackborough Close and the Reigate Parish Church Primary School by way of overbearing impact and obtrusiveness contrary to policy DES1 of the Reigate and Banstead Development Management Plan 2019 and provisions of the NPPF.

## **79 22/02449/F - 64 and Rear of 62 Shelveys Way, Tadworth**

The Committee considered an application at 64 and Rear of 62 Shelveys Way, Tadworth for the demolition of 64 Shelveys Way and the erection of 3 x 4 bedroom dwellings with associated access, parking and amenity space. As amended on 23/11/2022.

**RESOLVED** that planning permission be **GRANTED** subject to conditions as per the recommendation and addendum.



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**80 Conservation Areas Review**


This item be **DEFERRED** due to lack of time at the meeting.

**81 Any other urgent business**

There was none.

The meeting finished at 10.18 pm

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 <b>Reigate &amp; Banstead</b> BOROUGH COUNCIL Banstead   Horley   Redhill   Reigate	<b>TO:</b>	PLANNING COMMITTEE
	<b>DATE:</b>	11th January 2023
	<b>REPORT OF:</b>	HEAD OF PLACES AND PLANNING
	<b>AUTHOR:</b>	John McInally
	<b>TELEPHONE</b> :	01737 276204
	<b>EMAIL:</b>	john.mcinally@reigate-banstead.gov.uk
<b>AGENDA ITEM:</b>	5	<b>WARD:</b> various

<b>SUBJECT:</b>	<b>Conservation Areas Review</b>
<b>PURPOSE OF THE REPORT:</b>	For the Planning Committee to consider the Conservation Areas review and consider consultation on the areas identified
<b>RECOMMENDATION:</b>	
<b>1. Authorise officers to formally consult on the areas identified in the Conservation Areas review and report these views back to the Planning Committee for further consideration.</b>	
<b>Planning Committee has authority to determine the recommendation.</b>	

## 1.0 BACKGROUND

- 1.1 The Borough currently has 24 Conservation Areas. They are defined by the legislation as areas of special architectural or historic interest, which are desirable to preserve or enhance. The Council has a statutory duty to regularly review designations and boundaries, and a review of all boundaries took place in 2007, looking at identity areas and cohesive character groups as well as the age of buildings and their architectural interest, with subsequent designations.
- 1.2 In recent years a further review has been undertaken to assess the boundaries of existing Conservation Areas and potential new designations for other areas as part of the regular review process. Five areas, Meath Green, Reigate Hill and extensions to Tadworth, Walton and Wray Common were identified in the review and brought forward before the completion of the review as they were considered worthy of designation as Conservation Areas and were a priority for consideration as pressures for development in the area had the potential to prejudice the special character of these areas. The areas identified in this report are expected to be the last set in this current review process.
- 1.3 One of the advantages of Conservation Area status is that it allows the Local Authority greater powers to facilitate appropriate development and consider the existing buildings in the context of the character of the area.

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## 2.0 STATUTORY PROVISION

- 2.1 Public attitudes in favour of the retention and enhancement of local character and distinctiveness within the built environment are reflected in statutory legislation and guidance. Historic buildings and conservation areas are, therefore, vitally important to the environmental quality of life in this country. Consequently, local planning authorities have a duty under the Planning (Listed Buildings and Conservation Areas) Act 1990, to determine and review which parts of their area are of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance, and to designate such areas as conservation areas.

## 3.0 METHODOLOGY

- 3.1 As noted above, Conservation Areas are “areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”. The Council has a statutory duty to regularly review designations and boundaries, and a review of all boundaries took place in 2007, looking at identity areas and cohesive character groups as well as the age of buildings and their architectural interest. Following “Conservation Areas @ 50”, the Historic England study of Conservation Areas in 2017 which considered the practice of designations nationally, and “Conservation Area Appraisal, Designation and Management” Historic England Advice Note 1 (Second Edition) 2019, a review is currently taking place within the Borough in regard to boundaries of existing Conservation Areas and potential new designations for other areas as part of the regular review process.

### 3.2 Identifying Potential Conservation Areas

Historic England’s “Conservation Area @ 50” (2017) study used the “New Inventory of Conservation Areas” (2017) to define areas that met the criteria for being a Conservation Area. This noted that areas could be quite small or quite large (The largest Conservation Area nationally is Swaledale covering 71 square kilometres and the smallest Conservation Area is Heath Passage in the London Borough of Barnet. It is just over 1000 sqm and includes just two buildings.) Most areas cover an area consisting of a historic settlement or an estate of buildings or houses, but there are many other types of conservation areas. These include canals, railway lines, airfields, hospitals, river valleys, parks and country house estates. Conservation Areas do not have to include statutory listed buildings, the “New Inventory of Conservation Areas” noted that there were hundreds of Conservation Areas with no statutory listed buildings, particularly in suburban areas (there are about 10,000 Conservation Areas). The “Conservation Bulletin Issue 62 Autumn 2009” (English Heritage, now Historic England) provides some information on these varied areas. Conservation Areas can include open land as well as buildings. It was also noted in the 2017 study that some areas have outlier areas or in several parts. An example of this is Old Malden in the Borough of Kingston upon Thames where the Conservation Area is in two parts some distance from each other. The areas can be defined by a character or identity area which often include sub areas. An area can have a single character but are often composed of composite character which form a

cohesive whole, such as Reigate with its town, park and castle grounds and development of several phases but with a unifying sense of place or identity. Whilst many areas are nucleated settlements, gathered round a central area, many are non nucleated settlements with a dispersed but cohesive identity.

### 3.3 The Review

The review looked at potential new conservation areas, extensions to existing area and the character of existing areas. The feedback from the ongoing Conservation Area Appraisal process was also fed into the review. In terms of existing areas, adjustment of the Walton on the Hill, Tadworth and Wray Common boundaries has already taken place, whilst two new areas were designated at Meath Green and Reigate Hill. It should also be noted that whilst the appraisal process was comprehensive, it was not an exhaustive review of boundaries as the emphasis was on existing character assessment rather than boundary review, so there is potential for future amendments and boundary changes dependent on further investigation, perhaps to be the focus of a future review.

3.4 The Methodology looked at the character or identity areas in terms of estates, settlements or parkland. One of the processes has been to identify historic areas by age of construction or landscaping and then the architectural or landscaping quality of such areas. Post war estate construction in the Borough was largely determined to lack the special architectural or historic interest needed, having regard to the Buildings of England research and the Twentieth Century Society Potential Conservation Areas Scoping Report. In some cases, some post war areas potentially of interest had been altered beyond redemption. The next stage was looking at the architectural quality and survival in pre 1939 areas.

3.5 Areas were looked at to establish if they had less than special architectural quality, which included large areas of plain suburban housing and Victorian artisan dwellings. The oldest historic area with buildings from the medieval period up to the Georgian period identified was Horley Row, Banstead and Gatton also had medieval elements. Many of the areas identified had Victorian character areas or elements, included Warwick Road and the Wray Park estate. The Borough has a rich heritage of arts and crafts, including proposed parts of Chipstead and St Johns. Within the urban area, the proposed areas are not exhaustive in extent but have been selected as a priority in terms of their interest. Any review has a degree of selection and other areas may be desirable to preserve or enhance, but their historic or architectural interest at present appears to be adequately protected by existing development management, but would be kept under review and brought forward if necessary in future. There are also smaller hamlets such as Mugswell, Sidlow and Dovers Green and other areas in the green belt that appear adequately protected by Green Belt status at present.

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## 3.6 Areas identified

### **Proposed New Conservation Areas**

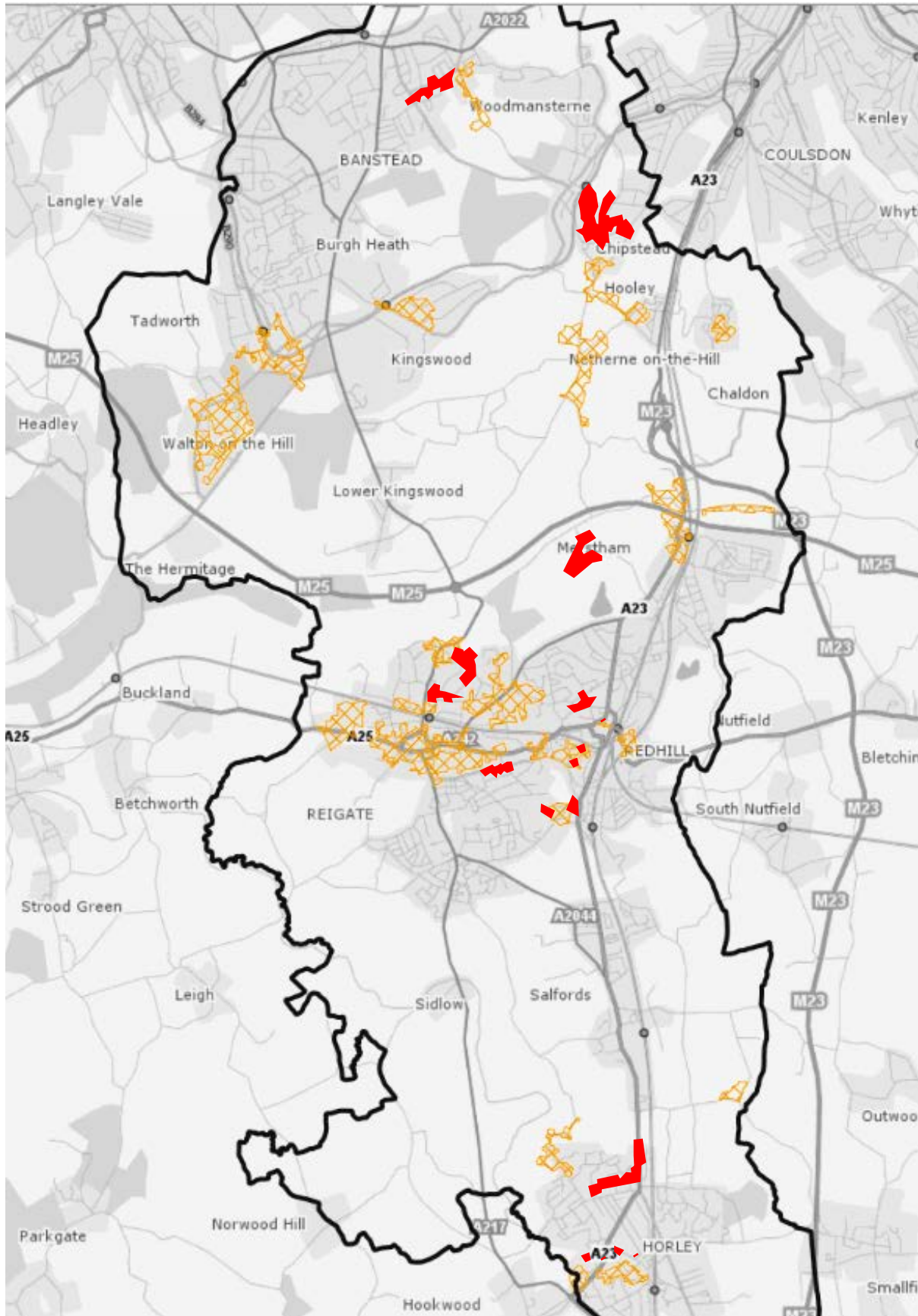
- Gatton ( Country house, church & Estate village )
- Blanford Rd (Old English style housing circa 1900)
- Warwick Rd (Victorian housing)
- Horley Row (medieval settlement, with later Georgian and Victorian elements)

### **Proposed Conservation Area extensions**

- Banstead (Medieval church, Lambert estate inc 18<sup>th</sup> century court house & lodges etc)
- Chipstead (large arts & crafts estate)
- Reigate Hill (Victorian mansions)
- Wray Common (Victorian mansions)
- Redhill (High Street)
- Linkfield Street (Victorian houses)
- St Johns (extension east & west inc arts & crafts houses)
- Church Rd Horley ( cemetery plus exclusion of modern housing)
- Massetts Rd (Edwardian villas and Police Station)

## 3.6 Conservation Area Character Studies

An inspector has already noted in relation to another Conservation Area recently designated in the Borough, “the Planning Practice Guidance only guides that an appraisal may help a local planning authority decide whether to designate an area as a conservation area. There is no requirement to carry one out. In my judgement, for the purposes of designating the Conservation Area and consultation, the character assessment that was used (in the Committee Report) was adequate.” In “Conservation Area Appraisal, Designation and Management” Historic England Advice Note 1 (Second Edition) 2019 notes in paragraph 16: “it is good practice to prepare a designation assessment to formally assess the special historic or architectural interest it may have and whether it is desirable to preserve or enhance its character or appearance. ... This often follows a similar format to a conservation area appraisal and, indeed where this leads to designation it will inform future decision-making. Nevertheless, where a rapid designation is necessary to prevent harm and where proportionate consideration is given in decision-making, the special interest is relatively clear or the area has an easily defined boundary, it may be expedient to prepare a shorter report setting out how the area meets the statutory definition and how the appropriate boundary has been determined, thus ensuring the area’s designation is robust.” Short Designation Assessment statements on the character of each area are included in the Appendix. There is a short character study for each area, including character assessment, features, historic assets and map base to define the areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. These are a summary as the actual evidence base used was much more extensive including mapping and documentary evidence.



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Summary Map of Conservation Area review

Existing Conservation Areas in orange, proposed new areas & extensions in red

## 3.7 Proper Purposes

The NPPF cautions local planning authorities to ensure that an area justifies designation as a conservation area because of its special architectural or historic interest, so that the concept of conservation is not devalued through the designation of areas that lack special interest. The Local Planning Authority must genuinely think that a Conservation Area meets the statutory criteria. The Historic England document “Guidance on the Management of Conservation Areas” notes “Whilst designation can be a legitimate response to an actual or perceived threat to the character of an area, the first consideration should always be whether the area is of sufficient special interest to warrant designation, rather than whether designation would provide an additional control. Designation should never be undertaken solely in response to local pressure, or to bring the future of particular unlisted buildings under control.” The review has been careful to ensure that the purpose of designation is that it is genuinely considered that an area meets the criteria in terms of the conservation of the of the character of an area with a special character worth preserving and enhancing. Buildings and land may make a material contribution to an area worthy of designation.

## 4.0 RESOURCE IMPLICATIONS

4.1 Additional Conservation Areas have some resource and financial implications in terms of additional (without cost) tree applications and increased publicity requirements for applications. There is also additional internal consultation required for planning applications within such areas to ensure their conservation. However, balanced against this is the fact that designation provides greater certainty in the development management process which can considerably reduce time spent on negotiation and discussion of proposals. The areas are generally already identified as being heritage assets in some form which can often result in lengthy processes such as appeals or hearings as they have a lesser protection.

## 5.0 LEGAL IMPLICATIONS

5.1 The local planning authority has a duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 to review the exercise of their functions in respect of the designation of conservation areas, and to consider the designation of further parts of their area as conservation areas. The legal status of Conservation Areas is not expected to change in the near future.

## 6.0 CONCLUSIONS

6.1 It is considered that the areas identified are worthy of designation as a Conservation Areas or extensions to existing Conservation Areas. Whilst there is no requirement to consult before designation, it is recommended that the Committee approve consult on the designation, to establish the views of properties in the areas and any local bodies, with report back to Planning Committee on the results of the consultation.



It is recommended that public consultation with properties and local bodies in the areas delineated in the plans in Appendix 1 is carried in regard to their designation as a Conservation Area, under sections 69 and 70 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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## Appendix 1 Conservation Area review summary

### 1) Proposed New Conservation Areas

- a) Gatton ( Country house, church & Estate village )
- b) Blanford Rd (Old English style circa 1900)
- c) Warwick Rd (Victorian housing)
- d) Horley Row (medieval settlement)

### 2) Proposed Conservation Area extensions

- a) Banstead (Medieval church, Lambert estate inc 18th century court house & lodges etc)
- b) Chipstead (large arts & crafts estate)
- c) Reigate Hill (Victorian mansions)
- d) Wray Common (Victorian mansions)
- e) Linkfield St (Hospital, Upper Bridge Rd, Devey buildings)
- f) Redhill (High Street )
- g) St Johns (extension east & west inc arts & crafts houses)
- h) Church Rd Horley ( cemetery plus exclusion of modern housing estate)
- i) Massetts Rd (Edwardian villas and police station)

## 1) NEW CONSERVATION AREAS

### 1a) New Conservation : Gatton

#### (Country house, church & Estate village )

The proposed Conservation Area covers the village of Gatton including Gatton Hall, the parish church, the war memorial lych gate, the Old Town Hall, the estate yard and Gatton Lodge, the kitchen garden, the viaduct, rockery, temple ruins, cedar walk, entrance lodge, whitehall farm, the parish school, estate cottages and dower house.

Gatton was created a borough in 1449, returning 2 members to Parliament from the votes of 23 houses until 1832 when it was abolished as a rotten borough. The Town Hall, an 18<sup>th</sup> century garden temple, was used for voting.

The park which was enclosed in the medieval period, was landscaped in the 1760s by Capability Brown with a large lake forming the setting for Gatton Hall. The gardens close to the house were developed by Jeremiah Coleman with the help of landscape architect H.E. Milner and has a large Pulham rockery of 1910.

Gatton Hall was built in the early 18<sup>th</sup> century and remodelled several times, the last being in 1936 after the fire in 1934, to the designs of the architect Sir Edwin Cooper. The country house takes advantage of the views from the ridge of the views to the lake and the countryside to the south. The impressive columned portico on the north side is of 1891 by the architect Sextus Dyball.

The gatton stone medieval church of St Andrew was remodelled internally by Lord Monson in the early 1830s and a tower added in the Victorian period.

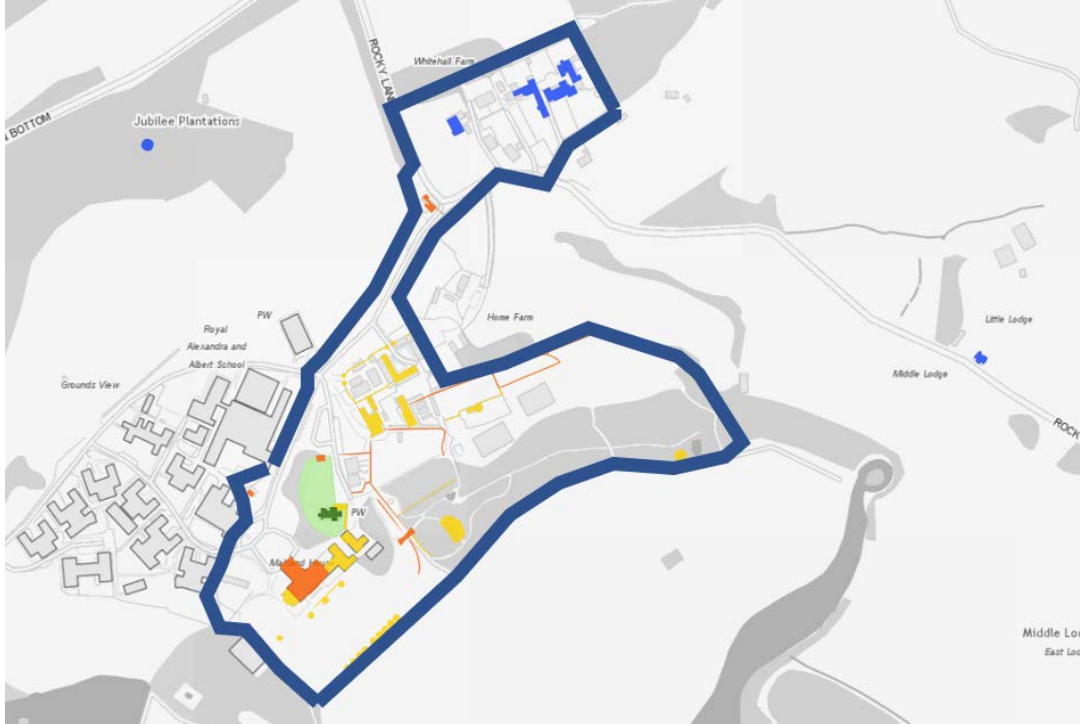
The Church is listed Grade I, the Town Hall II\*and Gatton Hall, Lych Gate, Viaduct, North Lodge and Kitchen Garden and Estate Yard Walls down to Cedar Walk are grade II, with other structures in the park being listed curtilage structures. Gatton Park is a grade II registered park and garden. On the other side of Rocky Lane are the locally listed 17<sup>th</sup> century Dower House, Stonecot, Whitehall Farm, Whitehall House, Whitehall Cottages including the former School, rookery cottage, the Cottage and Coach House, forming an estate village.

In terms of the structure of the proposed Conservation Area it is considered that these form a substantial group of buildings, walls and garden features with a shared character and history that form a character area. The designation of the Conservation Area would recognise the need to preserve and enhance the character of these buildings and walls to maintain the character of the area. The boundary is drawn around those areas that form the centre of Gatton being Gatton Hall and its gardens, the parish Church, the estate yard, the kitchen gardens and the estate village. This would give greater focus on the management of this important core area. Gatton Stone is the most noticeable predominant building material and it is the hardest form of Reigate Stone, give a distinctive character to the area.

The Park beyond is managed by the existing Historic Garden Management plan and the work of the school and volunteers and the functional school buildings of the late

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20<sup>th</sup> century on the north side of the site are also excluded from the proposed Conservation Area.



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## 1b) New Conservation : Blanford Road

### (Old English style circa 1900)

Blanford Road was developed in the late 1890's and 1900's. The area is defined by its architectural and historic character, the buildings have a character of being in the Old English style popularised by Richard Norman Shaw but with arts and crafts elements as well as other buildings of a Victorian character. There are a number of locally listed buildings including numbers 1 and 3 (S Grant 1901), 5 (H East 1899), 7 (c1900), 9 (W Bagaley 1905), 27 and 29 (Baker & Penfold 1899), 41 (G Morrison 1896), 43 (c1900), 14 (A Venner 1903), 24 (c1900) and 30 (G Morrison 1897). These all form a cohesive group and area. Materials include tile hanging , handmade clay plain tiles, handmade red stock brick and timber frame, with some stonework including local wealden sandstone. Other features include painted joinery such as modillion eaves cornices, bargeboards and substantial chimneystacks. Hedges and ornamental specimen trees contribute to the character.



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## 1c) New Conservation Area: Warwick Road, Redhill

### (Victorian housing, parish church and former school)

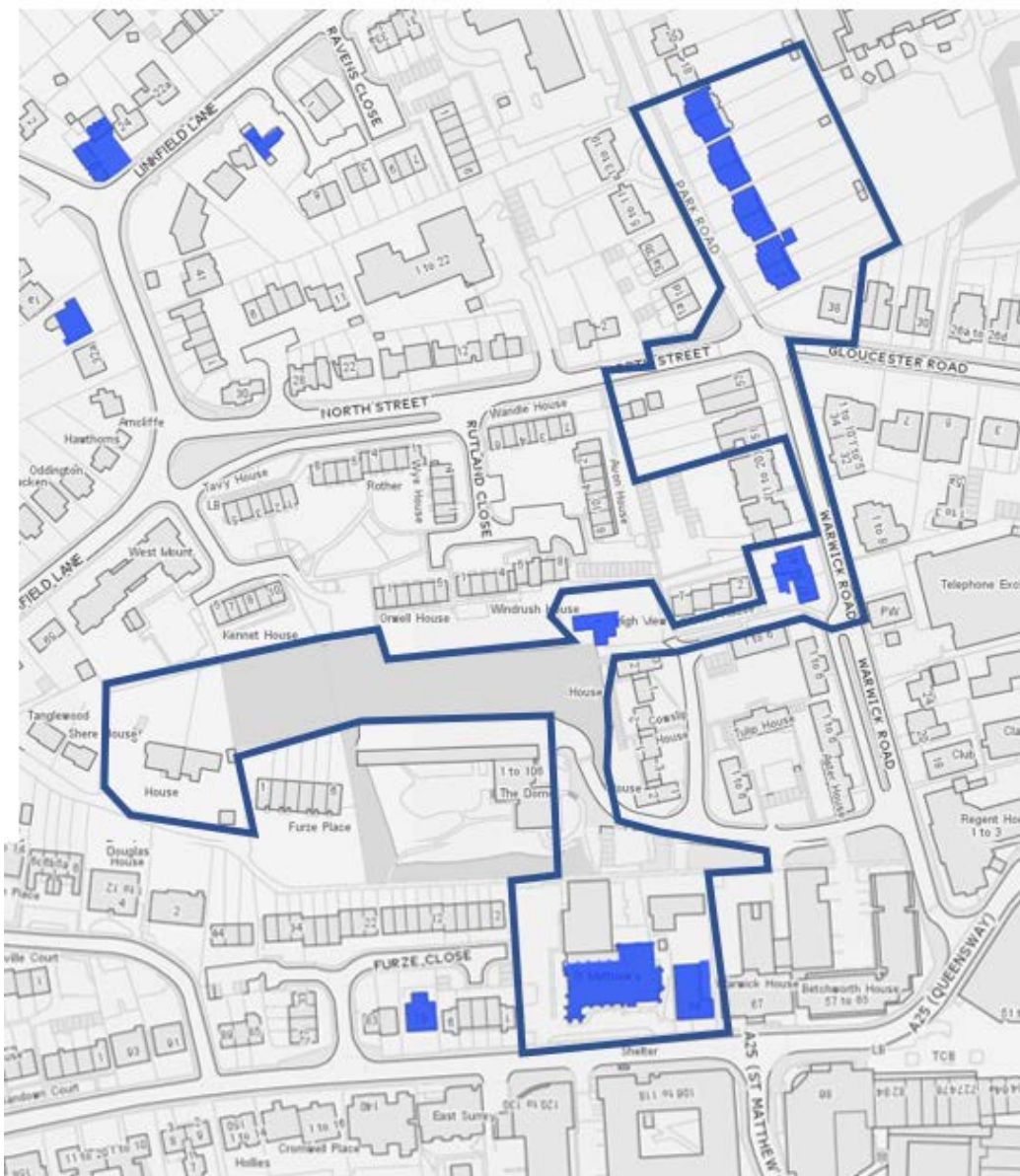
This proposed Conservation Area encompasses the former district of Warwick Town, historically an area of prosperous villas, which followed from the grant of building leases by the Lord Monson of Gatton Park family from 1846. The name originates from the Countess of Warwick, a widow of a former Lord Monson who lived at Gatton Park till her death in 1851 and who was well known and respected in the neighbourhood. Growth was encouraged by Redhill station opening in its present position from 1844, superseding earlier stations to the south dating from 1841 and 1842.

The district of Warwick Town was built on the drier and higher greensand to the west of the centre of Redhill, around the ridge known as Furze Hill where the Observatory was built (now demolished), which was healthier than the marsh land near the station, and attracted the building of villas for the middle classes. St Matthew was built in 1865 to the designs of the architect John M K Hahn with a prominent broached spire and the Parish School was built in 1870, designed by the architect R. Hesketh.

The proposed Conservation Area consists of a number of locally listed buildings including the church, school, a fine group of brick houses in Park Road, the waterworks offices in Warwick Road and Highview and a villa in Carrington Close. Furze Hill House and Tree Tops consist of a substantial Victorian house of some quality at the west end of the area, with the parkland and woodland of the former Victorian house, the Dome on the ridge, historically know for its observatory. The materials found in the area include Reigate stone, gault brick, painted stucco, red stocks and natural slate, with sash windows. It is considered that this forms an interesting and identifiable character area representing the former district of Warwick Town.







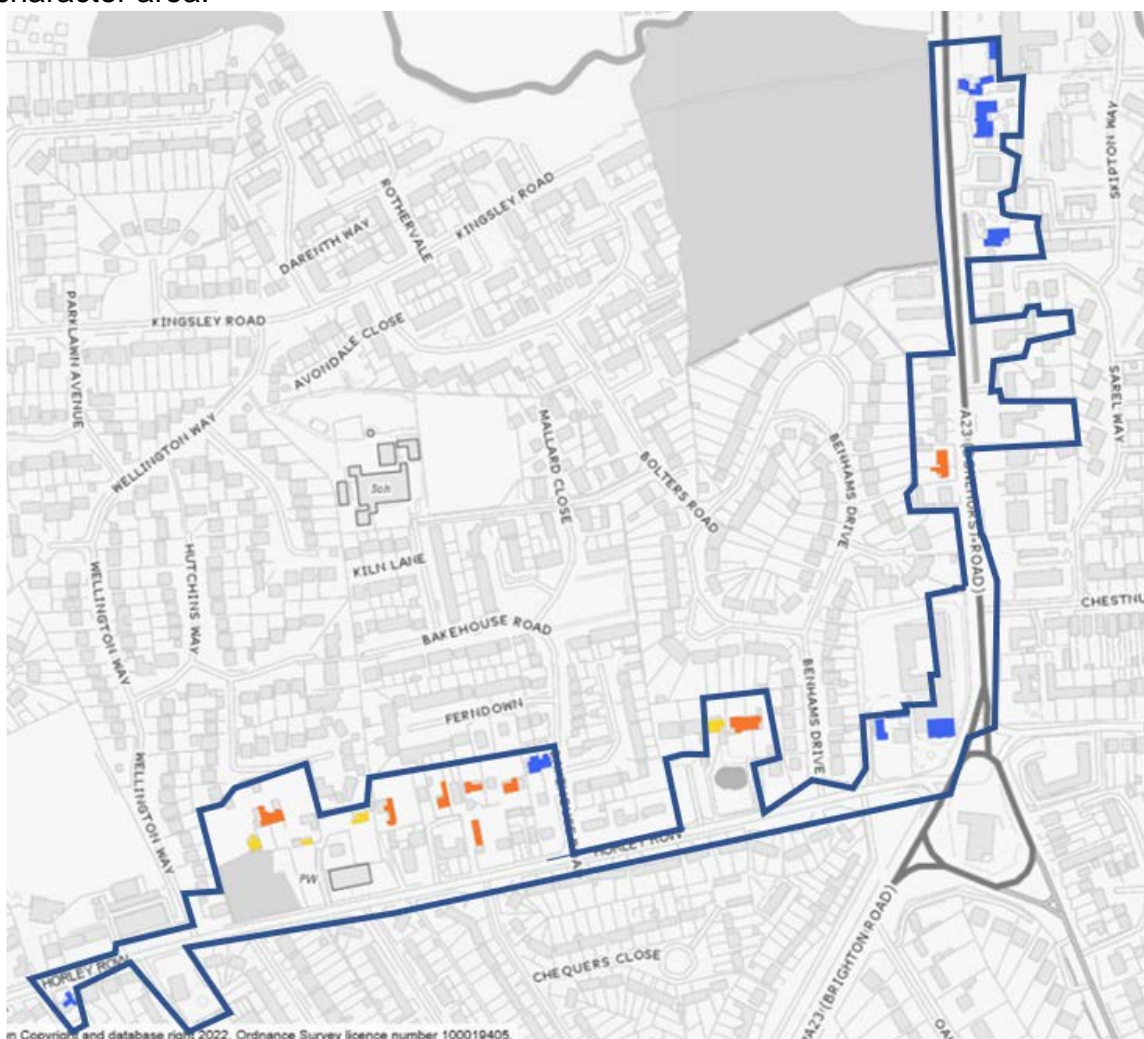
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## 1c) New Conservation Area: Horley Row, Horley

### Horley Row (medieval settlement)

The proposed Conservation Area consists of the historic settlement of Horley Row. In Horley Row this includes the following grade II listed buildings, the 16<sup>th</sup> century Hutchins and Hutchins Farm, the 17<sup>th</sup> century Lydford, the 18<sup>th</sup> century Wheelwright's Barn, the 16<sup>th</sup> century Benham Farmhouse, Benhams House, Benham Farm Annex and Barn Cottage, the 15<sup>th</sup> century Yew Trees, 17<sup>th</sup> century Monks Cottage and Honeysuckle Cottages as the locally listed 16<sup>th</sup> century Chequers Hotel and adjacent buildings, and the early 19<sup>th</sup> century Old Cottage. In Bonehurst Road there is the 17<sup>th</sup> century grade II Wailly and Forge Cottage, the Forge and on the east side the 16<sup>th</sup> century property known as The Grange, the 18<sup>th</sup> century cartshed at the Skylane as well as Victorian mansions including no. 46 which is locally listed. The buildings represent the historic settlement of Horley Row and associated cottages in Bonehurst Road as well as the increase status of Bonehurst Road in the 19<sup>th</sup> century. Hedges and native and ornamental specimen trees contribute to the character of the area. Materials include handmade clay tiles for roofing and tile hanging, handmade brick and timber framing. The combination of history, settlement pattern, buildings, materials and landscaping form an identifiable character area.





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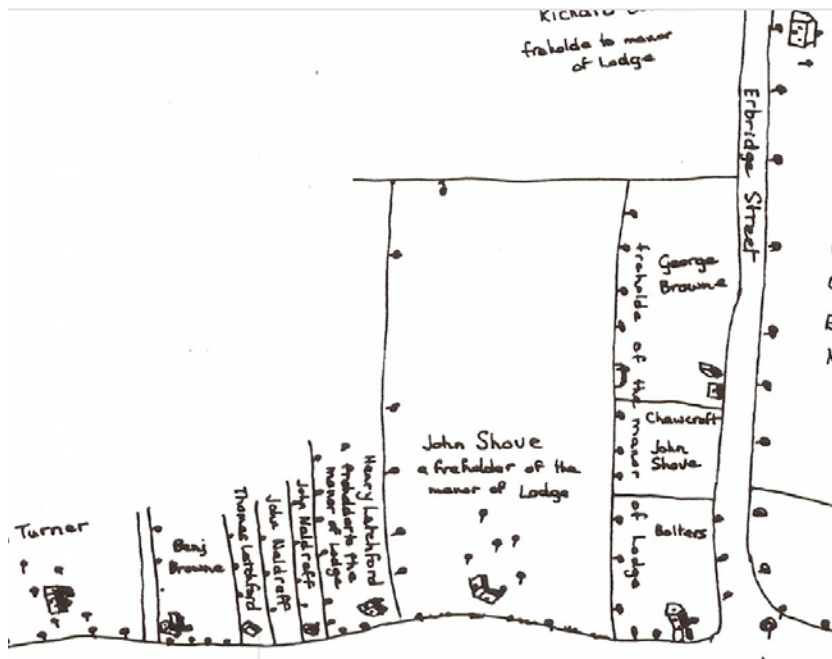


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Horley Row 1602

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## 2) CONSERVATION AREA EXTENSIONS

### 2a) Banstead Extension

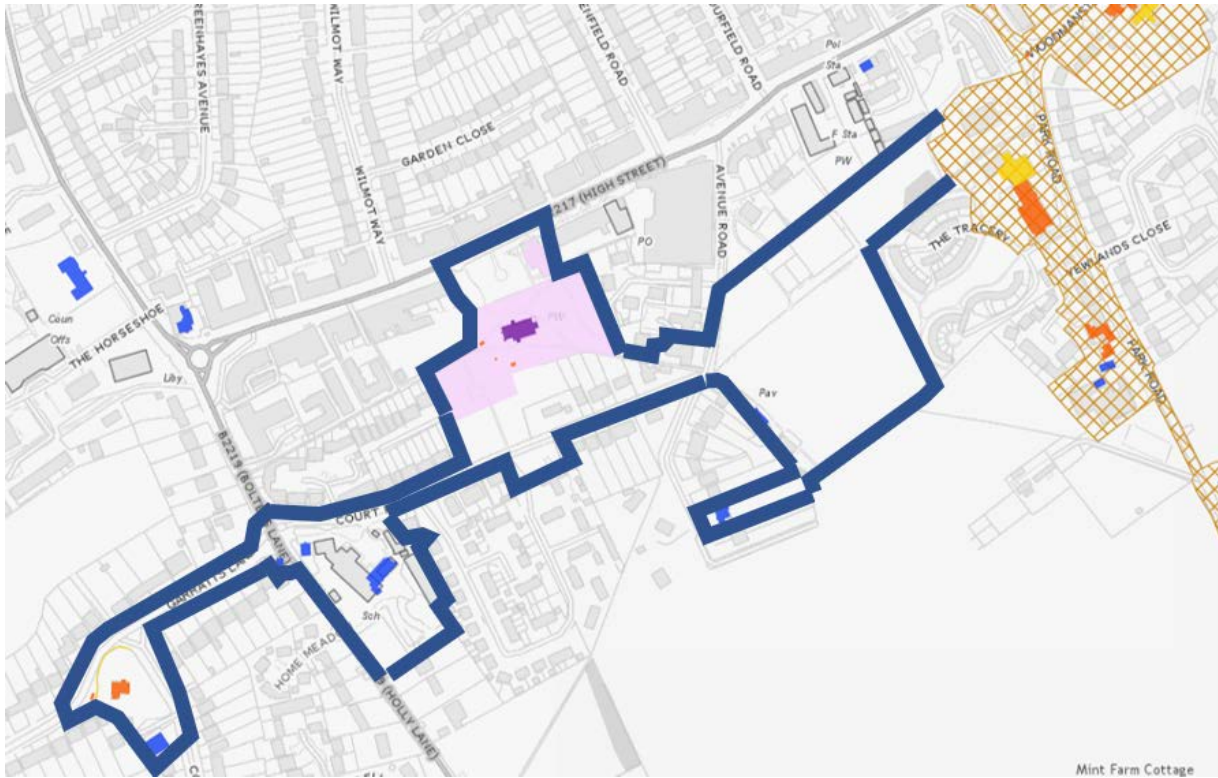
#### **Banstead (Medieval church, Lambert estate inc 18th century court house & lodges etc)**

The proposed extension to the existing Conservation Area in Banstead is to include the Lady Neville pavilion and associated land, purchased in 1895 to save it from development, the Parish Church and churchyard as well as the Court House (now St Anne's school) and the buildings of Garratts Hall and Lambert crested buildings. The Lamberts were not Lords of the Manor (except for the sub manor of Perrots) but were the major landowners and an important in Banstead by the late 19<sup>th</sup> century. The Court House is a gentrified form of Court Farm, where manorial courts, as there was not a manor house in Banstead in recent centuries. There had been a royal manor house in the vicinity of the church in the medieval period.

The proposed area includes a number of listed buildings including the grade II\* medieval Church of All Saints, with several listed tombs and war memorial, the Church Institute of 1905 by the architect Searles Wood. In Court Road is the locally listed St Anne's' School, formerly know as Court House and circa 1700 in date and the Lodge to St Anne's School with a Lambert Crest. In Garratts Lane is the locally listed lodge, no 1, formerly to the demolished Garratts Hall, again with Lambert Crest, the grade II listed cottage ornee, Little Garratts, with prominent flint wall and Horse trough with pump on the green and with Riding School to the rear in Colcokes Road. Near the recreation ground are a number of Victorian mansions and an arts and crafts house, Merlands in De Burgh Park.

It is considered that the buildings and landscape contribute to the character of the Conservation Area both architectural and in term of local and social history with the Parish Church being the centre of village life through the centuries. The traditional joinery, handmade red stocks, handmade clay plain tiles and flint contribute to local distinctiveness and the various detailing such as cast iron windows and Lambert crests contribute to the interest of the area as well.

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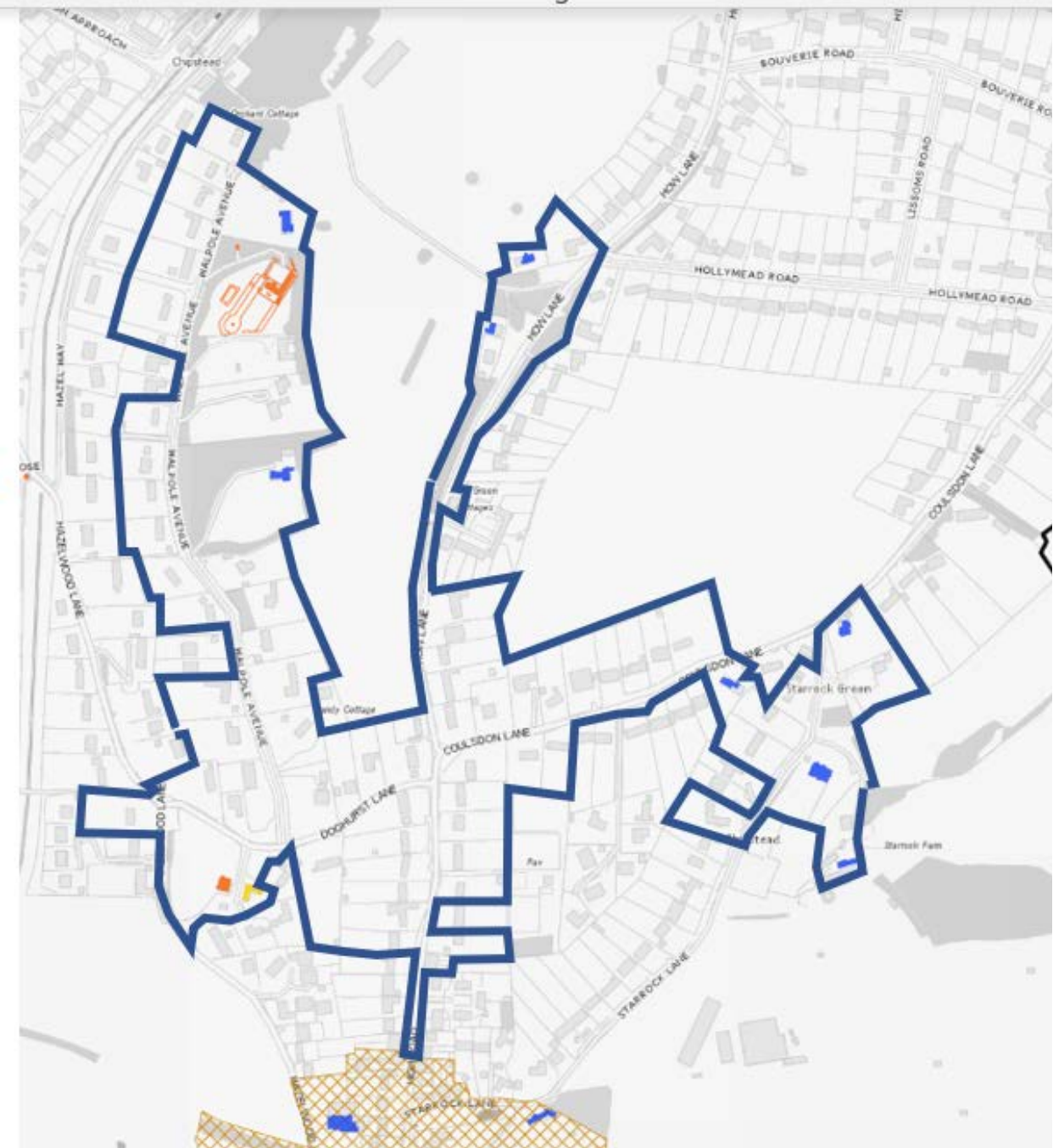
## **2b) Chipstead Extension**

### **Chipstead (large arts & crafts estate)**

This proposed conservation area at the north end of the village of Chipstead is an area of housing that represents the arts and crafts settlement that developed in the early 20<sup>th</sup> century as well as earlier farmhouses and Victorian villas. Whilst the station was opened in 1897 it was not until 1905 that estate development began in this area. Predominantly the houses are designed by the architect Blair Imrie, in a Surrey style as a follower of Lutyens. The company he worked for started as Stodart & Co and with various names including Stodart, Pine-Coffin & Imrie by 1910 and Pine-Coffin, Imrie & Angell by 1914 and finally Imrie & Angell. Pine-Coffin and Stodart were surveyors and relied on Blair Imrie for the design work. West Ridge designed by Imrie & Angell in 1923 is grade II listed. Other architects include the Milne family who lived at Dial House, a house of 1907. Oswald Milne was an assistant to Lutyens and designed various work in the vicinity including extensions to Hazelwood Farm and Flint Cottage. Another notable architect was W. Curtis Green who designed Middleshaw of 1906.

The proposed Conservation Area extensions includes the houses in Walpole Avenue by Blair Imrie and other arts and crafts architects, a similar group in Doghurst Lane, Coulsdon Lane and Starrock Lane as well as earlier houses at Hazelwood Farm, grade II listed, and How Green as well as the Victorian Starrock Court with the remains of a 16th century barn at Starrock Farm. The hedge lines lanes and road as well as specimen trees and spacious plots contribute to the character of the area. The proposed extension contributes to the existing Conservation Area and Chipstead's traditional Surrey vernacular character.

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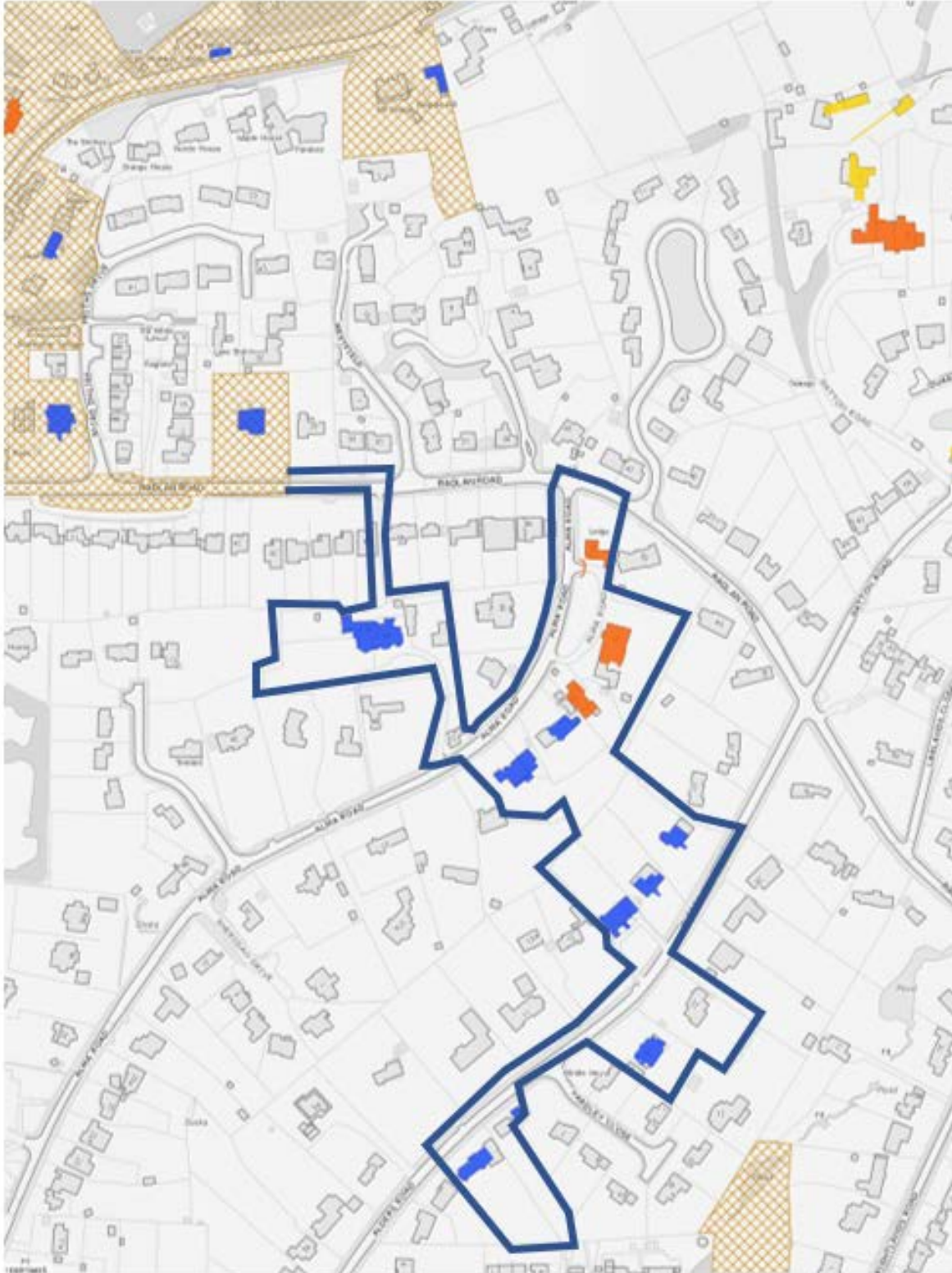
## **2c) Reigate Hill Extension**

### **Reigate Hill (Victorian mansions)**

This Conservation Area extension is proposed as it contributes to the area of Victorian mansions on the east side of the Reigate Hill Conservation Area and forms part of the Victorian Wray Park estate. It was not included in the initial Conservation Area designation as further study was needed in regard to the surviving areas of the 19<sup>th</sup> century Wray Park estate.

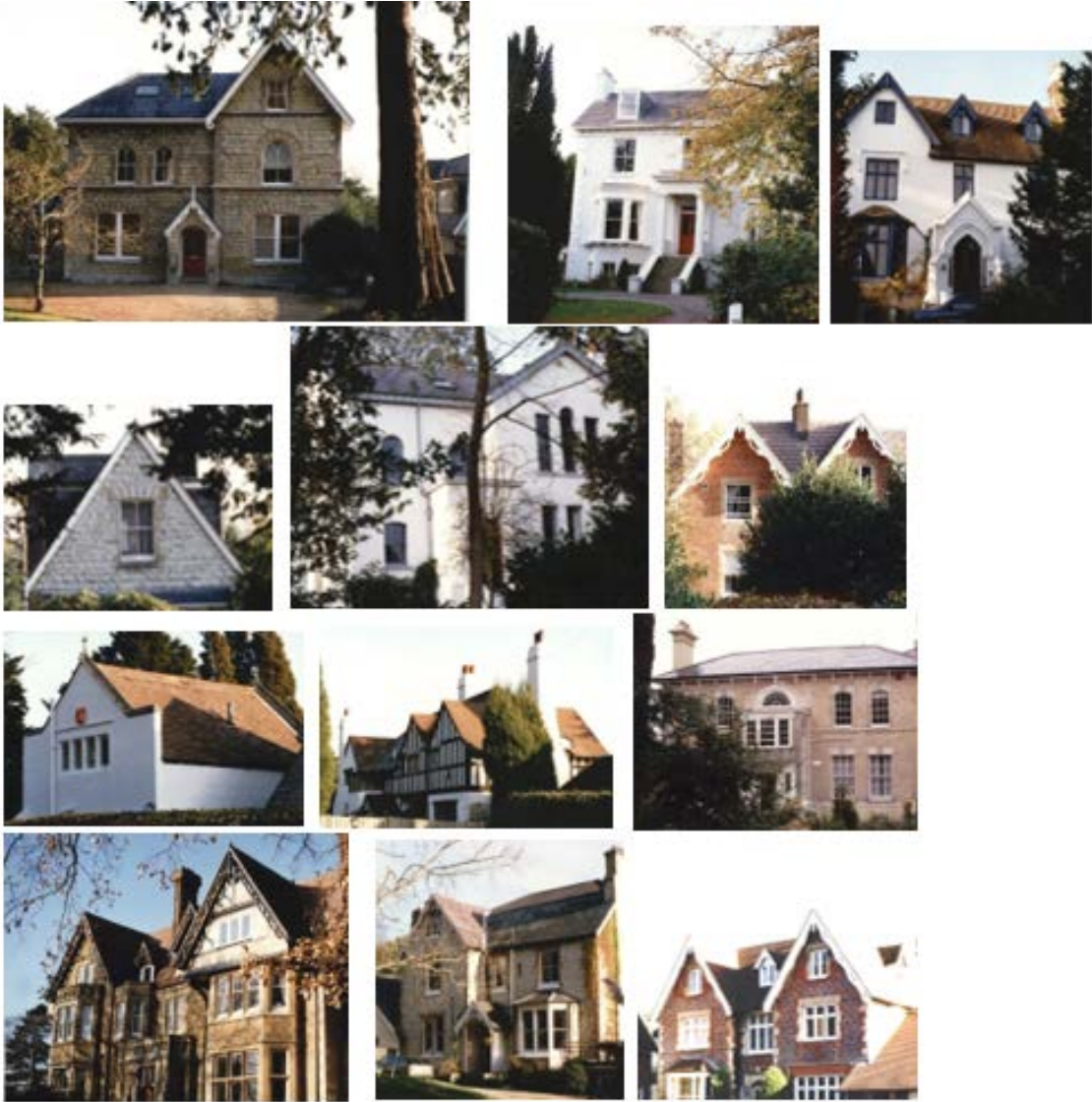
In Alma Road there are a number of statutory and locally listed buildings, all dating from the mid to late 19<sup>th</sup> century. The mid 19<sup>th</sup> century greensand stone Wray Park Hall, its lodge, gate piers and coach house are listed. II No. 51 (The Coach House) & No. 53 (Little Ben) (m.19c.) There are also a number of locally listed Victorian mansions including nos. 43 and 45 of Reigate Stone, The Copse, and the Briars in Bargate Stone, also connected to raglan road as nos 36 & 38. In Alders Road there are a number of locally listed mid 19<sup>th</sup> century mansions including nos. 15 and 17 , no. 19 (Wainstalls) and no. 21 (Firthdene) as well as nos. 18 and 20, Alders House of greensand stone,as well as no. 12, a Lodge by the architects Read & MacDonald of 1892 and No.10 built circa 1894, both in the arts and crafts style. The group of late and mid 19<sup>th</sup> century Victorian mansions contribute to the character of this part of Reigate Hill and have a character which contributes to the Conservation Area as a whole. The use of local materials such as Reigate Stone, Greensand Stone, handmade brick and handmade clay plain tiles contribute to the local distinctiveness of the area and the local use of painted stucco, natural slate and decorative joinery and traditional fenestration adds to the character. The presence of hedges and specimen trees, both native and ornamental, and spacious plots, add to the leafy character of the area.





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## 2d) Wray Common Extension

### Wray Common (Victorian mansions)

This was one of the earliest parts of the Wray Park estate in the mid 19<sup>th</sup> century and consists of Victorian mansions, mostly in a painted stucco, with a classical element. Despite fragmentation from infill the Victorian mansions form a cohesive character from their scale and presence in the street. All the buildings are locally listed and include nos. 3 & 5 (St Ann's & Whiteways), nos. 5a and 5b, nos. 7 & 9, Nos. 2, 4 & 6 (and 13 in Alma Road), no. 16, Kilmarnock and no. 34 in Wray Park Road. This area contributes to the Victorian character of Wray Common Conservation Area. Specimen trees and hedge lined frontages contribute to the character of the area.



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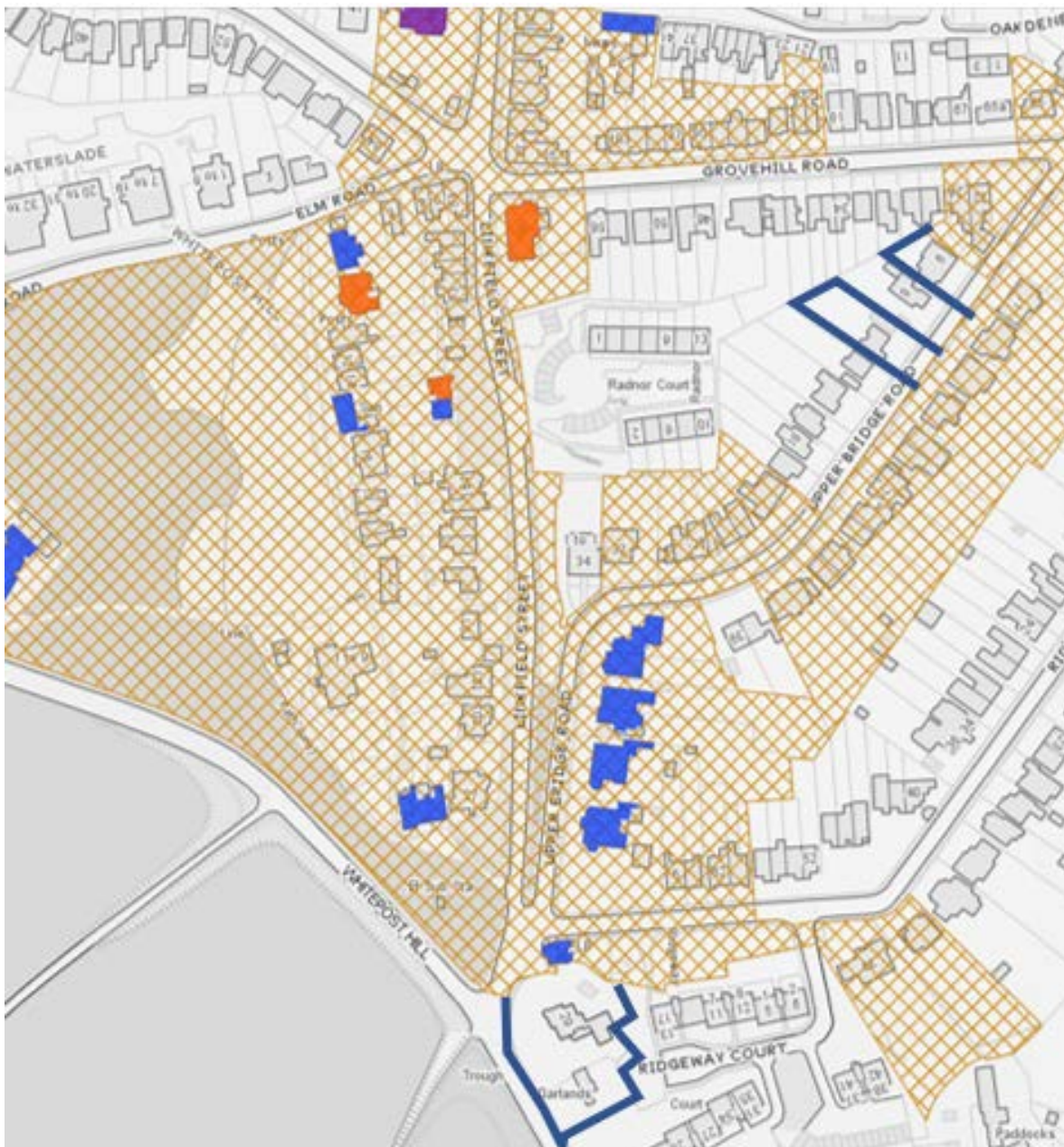




## 2e) Linkfield Street Extension

### Linkfield St (upper bridge, and Devey)

These are some small extensions to the existing area including 6 Upper Bridge Road which has been restored since designation of the Conservation Area and the prominent Victorian mansion, now flats at 10 Upper Bridge Road. It is also proposed to add Garlands Cottage, a coach house (believed to be by the notable Victorian architect George Devey, and 29 Whitepost Hill, both in the former but well wooded grounds of the now demolished Garlands, and form a group with the Lodge of 1871 in the existing area. These all contribute to the character of the existing Conservation Area.



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## 2f) Redhill Extension

### Redhill ext Redhill (High Street, Station Rd )

This is an extension to the Redhill Conservation Area to include the local listed Victorian shopping parade at 2 to 12 High Street Redhill which contributes to the existing group of Victorian shopping parade buildings in Station Road in the free renaissance style, which form the character of the area.



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## 2g) St Johns Extension

### St Johns (extension east & west inc arts & crafts houses)

This is a proposed extension to St Johns Conservation to include areas of traditional buildings that frame and enclose the common and contribute to the common land enclosure character of St Johns. On the west side it is proposed to include Fairlawn, a mid 19<sup>th</sup> century stucco villa but with fragments potentially of 18<sup>th</sup> century date. On the east side, as well as a number of other houses, it is proposed to include the arts and crafts housing including the Vicarage of 1925 by the notable Redhill architect Vincent Hooper, with local ironstone front wall, the house Ridgecrest by the architect Herbert Freyberg designed for occupation as his own house of 1920, and Holmbury on the south end, a house by local architect Albert Venner, best know for his Redstone Hill estate. The proposal now excludes the proposed new house at Lakers but would retain the front garden in the proposal to maintain the hedge line which is part of the character of the group. It is consider that these buildings form a character areas contribute to Conservation Area and the setting of the grade II\* church by Pearson and the inclusion of the common land between will ensure that consideration is given to the character of the common and the management of established views of the church, as well as the Conservation Area as a whole.

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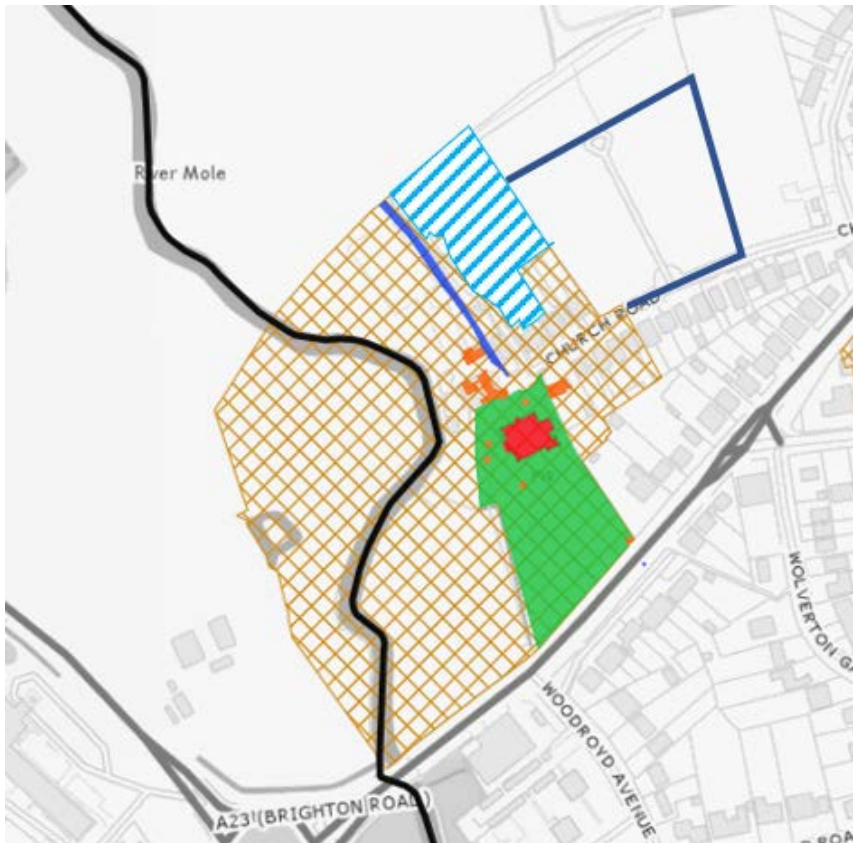


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## 2h) Church Road Horley Extension

### Church Rd Horley ( cemetery plus exclusion of modern housing)

The 1913 churchyard extension is proposed to be included in the Church Road Conservation Area including the church yard wall and specimen trees include the Cedar. It is proposed to delete the modern cul de sac, being 2 to 9 Churchview Close. It is considered the churchyard contributes to the character with its historic and leafy character.



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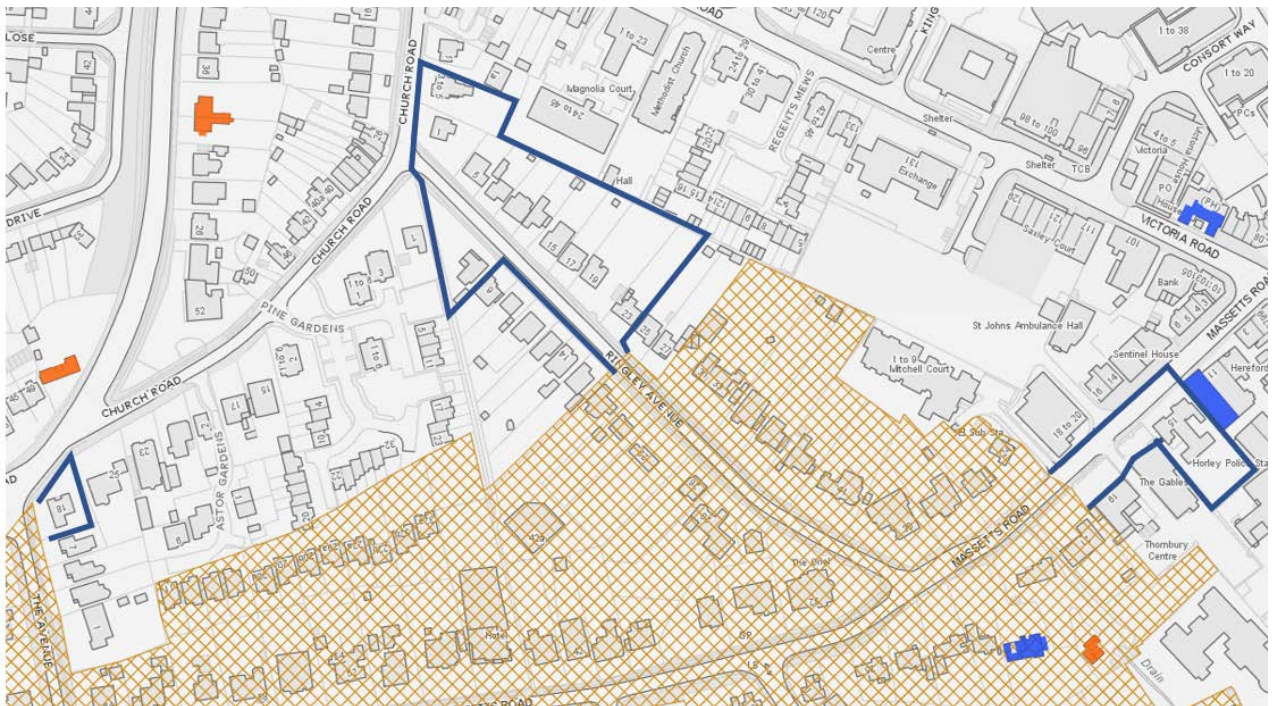




## 2i) Massetts Road Horley Extension

### Massetts Rd (Edwardian villas)

This is a proposal to include 3 & 5 Church Road, 1 to 23 (odd) and 4 Ringley Avenue and 18 Brighton Road. These are Edwardian villas with handmade clay plain tile roofs and tile hanging, handmade red stock and multistock bricks and sash window and some casements, and considered to contribute to the character of the existing Conservation Area. It is also proposed to extend Massetts Road to include the Horley Police Station of 1900 designed by the County Surveyor, the architect Frank G Howell in a tile hung arts and crafts style, which contributes to the character of the Conservation Area and forms an entrance building to the Massetts Road part of the Conservation Area.



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