 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:		PLANNING COMMITTEE
	DATE:		9 March 2022
	REPORT OF:		HEAD OF PLANNING
	AUTHOR:		John McNally
	TELEPHONE:		01737 276204
	EMAIL:		john.mcinnally@reigate-banstead.gov.uk
AGENDA ITEM:	9	WARD:	Reigate

SUBJECT:	Report Back on Comments Received on Extension to Wray Common Conservation Area following designation on the 16th December 2020
PURPOSE OF THE REPORT:	For the Planning Committee to consider the comments received following designation of the extension to Wray Common Conservation Area on the 16 th December 2020.
RECOMMENDATION: 1. It is recommended that there is no change to the Conservation Area boundary designated on the 16th December 2020, which included Alvington House and Alvington Cottage at 59 and 61 and the Reigate Stone boundary wall and stone and brick pier to 63 to 75 (odd) Wray Park Road, Reigate in the Wray Common Conservation Area as delineated on the plan in Appendix 1 and designated as an extension to the Wray Common Conservation Area, under sections 69 and 70 of the Planning (Listed Buildings and Conservation Areas) Act 1990.	
Planning Committee has authority to determine the recommendation.	

1.0 BACKGROUND

- 1.1 The Borough 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. That programme of designations and extensions was completed in 2013. Following "Conservation Areas @ 50", the Historic England national study of Conservation Areas in 2017 which considered the practice of designations nationally, a review is currently taking place in regard to boundaries of existing Conservation Areas and potential new designations for other areas as part of the regular review process.
- 1.2 Alvington House and Alvington Cottage and the Reigate Stone boundary wall and stone and brick pier to 63 to 75 (odd) Wray Park Road in the Wray Common

Conservation Area were added as an extension to Wray Common Conservation Area at the Planning Committee meeting on the 16th December 2020. Owners were notified of the designation and the purpose of this report is to consider comments received.

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 CHARACTER ASSESSMENT OF EXTENSION TO WRAY COMMON CONSERVATION AREA DESIGNATED ON 16TH DECEMBER 2020

- 3.1 The Wray Common Conservation Area consists principally of large Victorian houses in spacious in the vicinity of Wray Common. A number of earlier buildings such as Wray Farmhouse and the Windmill are found on the borders of the common. Pevsner describes it as “a lush and effective open space surrounded by big houses in gardens, and a model of good open suburban landscape”.
- 3.2 The Conservation Area was designated in 1988 and extended in 2006. The draft Conservation Area Appraisal of 2014 did not suggest any extensions but following a comprehensive Historic England national study of Conservation Areas in 2017 it is evident that a review of Conservation Area boundaries and designation is needed to include areas which would now meet accepted standards of designation elsewhere.
- 3.3 In the case of Wray Common, it is evident that a wider area should be considered for inclusion but Alvington House and Alvington Cottage have been expedited in this tranche. Alvington House is a red brick Victorian mansion and Alvington Cottage, the former gardeners cottage with coach house to front and complement the existing Conservation Area character of Victorian mansions in spacious grounds. It was considered these should be included within the boundary of the area, as they contribute to the architectural interest character of the area. Alvington House and the coach house to Alvington Cottage date from the 1850's, the earliest phase of building on the estate, with late 19th century gardener's cottage behind when the Wray Park Estate was developed after the arrival of the railway in Reigate in 1847. The extension also included the Reigate Stone boundary wall and stone and brick pier to 63 to 75 (odd) Wray Park Road. This is the 19th century Reigate Stone boundary wall to Birdhurst, a Victorian Mansion now demolished but whose coach house is already in the Conservation Area at 77 Wray Park Road.

These buildings and wall contribute to the group of Victorian houses in this part of the Wray Common Conservation Area and link both to Wray Common as well as being in proximity to St Davids and Brockmere to the west.

4.0 REPORT BACK ON COMMENTS RECEIVED

- 4.1 10 properties were notified of their inclusion in the extension to Wray Common Conservation Area. One response was received from one of the households who were fully supportive of the extension both in terms of the properties involved and the Reigate Stone Wall alongside Wray Park Road. They felt the wall creates a uniform approach to Wray Common and adds considerable character.
- 4.2 A consultants report for the applicants on the extension to the Conservation Area, was considered as part of the appeal on the demolition of Alvington House. This appeal was dismissed by the inspectorate due to the harm to the Conservation Area and restoration and extension of Alvington House is now being considered under application 21/01996/F. The Council considers that it is an area of special architectural and historic interest that is desirable to preserve and enhance, and the contribution of the extended area to the Conservation Area has been upheld by the planning inspectorate. Given the boundary meets national guidance and having regard to the dismissal of the appeal on Conservation Area grounds it is considered that none of the representations received or circumstances presented give rise to alter the extended boundary from that originally designated.

5.0 RESOURCE IMPLICATIONS

- 5.1 The greater certainty in the development management process will considerably reduce time spent on negotiation and discussion of proposals and give clarity for future applications and appeals.

6.0 LEGAL IMPLICATIONS

- 6.1 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.

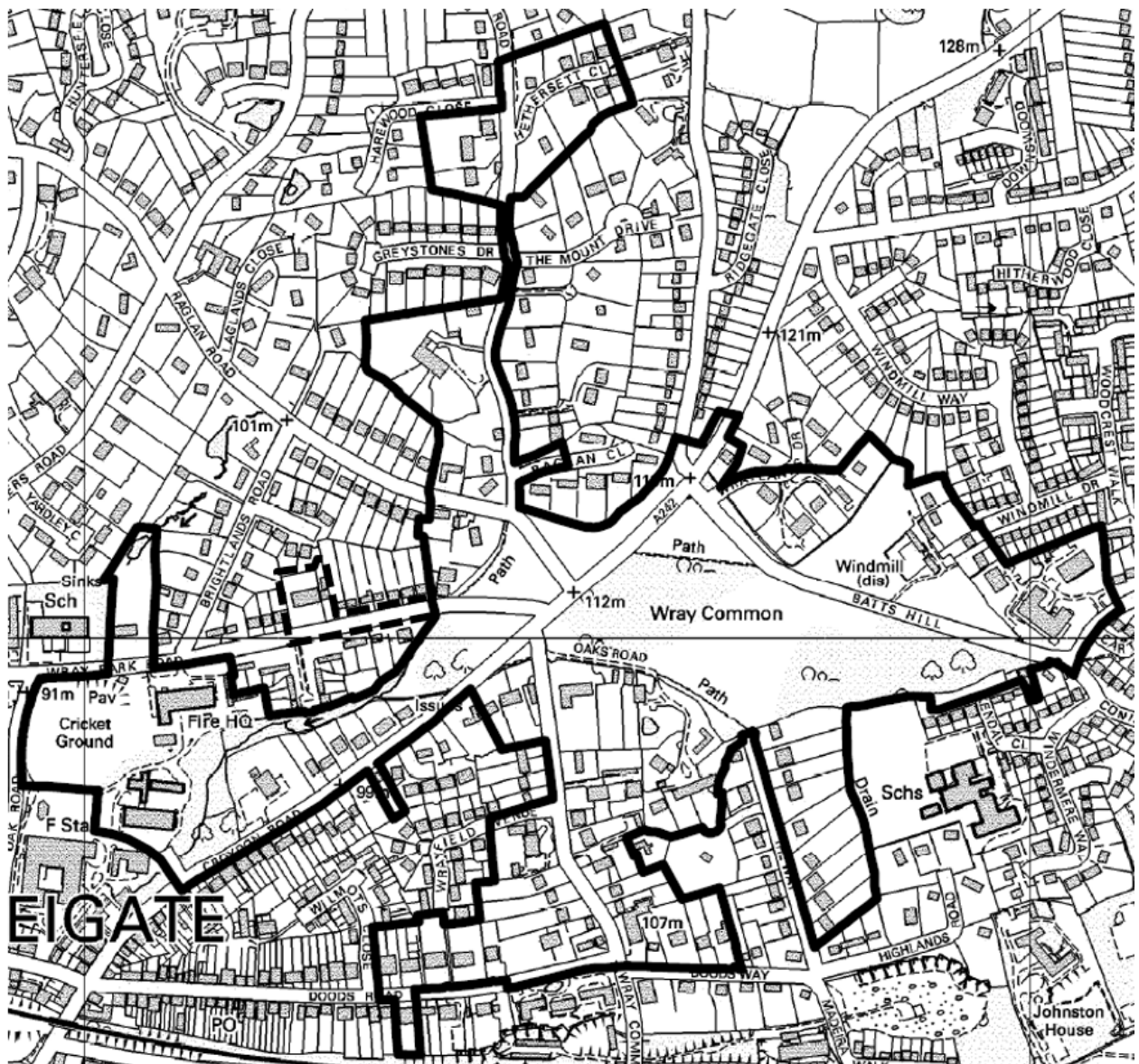
7.0 CONCLUSIONS

- 7.1 It is considered that Alvington House and Alvington Cottage and the Reigate Stone boundary wall and stone and brick pier to 63 to 75 (odd) Wray Park Road were worthy of inclusion in the Wray Common Conservation Area, as they contribute significantly to the identity and character of Wray Common Conservation Area and no representations or circumstances have been forwarded that suggest otherwise. It is recommended that there is no change to the boundary as designated on the 16th December 2020.

- 6.2 It is recommended that there is no change to the revised boundary of Wray Common Conservation Area as designated on 16 December 2020 as delineated on the plan in Appendix 1 under sections 69 and 70 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Appendix 1

**WRAY COMMON CONSERVATION AREA revised boundary
as designated 16 December 2020**



Conservation Area - Wray Common, Reigate (Extension dotted line)



Detail of boundary extension (dotted). Designated Extension to the Conservation Area hatched. Alvington House, Alvington Cottage and coach house and Reigate Stone boundary wall and brick pier to 63 to 75 (odd) Wray Park Road shaded black as designated as part of Wray Common Conservation Area 16 December 2020.