 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO: PLANNING COMMITTEE	
	DATE: April 6 2022	
	REPORT OF: HEAD OF PLANNING	
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AGENDA ITEM:	9	WARD: Lower Kingswood, Tadworth and Walton Sidlow

SUBJECT:	To report back the results of the public consultation on the proposed Tadworth Conservation Area extension and to consider the designation of the proposed extension of the Tadworth Conservation Area.
PURPOSE OF THE REPORT:	To report back the results of the public consultation on the proposed extension of Tadworth Conservation Area and to consider the designation of the proposed extension.
RECOMMENDATION: 1. It is recommended that the proposed boundary changes to Tadworth Conservation Area, as delineated on the attached plan in Appendix 1 in pursuance to the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 be designated as part of the Conservation Area.	
Planning Committee has authority to determine the recommendations.	

1.0 BACKGROUND

- 1.1 At the Planning Committee meeting of 29th September 2021, it was agreed to consult on a potential extension to the Tadworth Conservation Area. All properties in the proposed extension were notified of the proposed extension and the purpose of this report is to consider comments received.
- 1.2 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. In 2018 the Planning Committee designated the centre of Tadworth a Conservation Area and formally consulted on the designation of the centre of Tadworth as a Conservation Area.
- 1.3 The 2018 designation only specifically looked at the village centre of Tadworth and was not intended to be a wider review at the time. However a review is now currently taking place in regard to Conservation Area boundaries within the Borough which has identified potential designations of other areas and extensions of existing boundaries

as part of the regular review process. This has identified a wider area of Tadworth for inclusion in the Tadworth Conservation Area. The Tadworth and Walton Residents Association supported the original designation but also suggested designation of a wider area. No other comments were received in the consultation process.

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 THE PROPOSED BOUNDARY CHANGES

- 3.1 In the 18th century the settlement of Tadworth was centred on the Tadworth Street area, Chapel Road, the Hoppety and the windmill. In the early 19th century, the area now known as Tadworth green was developed as Banstead Newton. These areas have the typical character of cottages around former country lanes and common land enclosures. Little further development occurred until the arrival of the railway in 1900, and the foundation of the Tattenham Park Estate around the station. Development at first was generally of the Victorian style but after the arrival of Lord Riddell, the publisher of Country Life and new owner of Walton Golf Club, in the area from 1904, buildings were increasingly in the Arts and Crafts style. Tadworth attracted government and city figures who wished to be near Walton Golf Club but within easy walking distance to the railway and trains to London.
- 3.2 The proposed Conservation Area extension can be described as containing the following elements, described in an anticlockwise direction;
- 1) The group of arts and crafts houses in The Avenue by notable architects such as Dawber.
 - 2) Chinthurst School by the arts and crafts architect Lionel Bethel.
 - 3) Houses in Tower Road of the early 20th century and the Victorian Water Tower.
 - 4) Shops and houses of early 20th century date in the High Street of an arts and crafts style.
 - 5) The Baptist Chapel and Victorian houses and cottages in Chapel Road.
 - 6) The Mill House of 17th century date with arts and crafts alterations, the arts and crafts Tudor Close, the grade II listed Millfield, an arts and crafts house and Tadworth Windmill.
 - 7) The Green on Dorking Road, formerly a settlement known as Banstead Newton, with buildings dating from the early 19th century onwards, including Tadworth Green Hall, a former Victorian school.
 - 8) Edwardian villas between Dorking Road and Chapel Road, some with turrets.
 - 9) Hunters Hall, a grade II listed timber framed house and Holly Cottage, a locally listed 17th century cottage.
 - 10) The Hoppety including Meare Close House, a grade II listed timber framed house, Meare Pond and Proffits Cottages, designed by the notable architect CHB Quinell for Lord Riddell in 1914.

- 11) The 18th century locally listed Tadworth Cottage in Tadworth Street and a group of Edwardian houses with well detailed joinery.
 - 12) Epsom Lane South, a hedge lined lane terminating in a group of houses at Cross Road including Edwardian houses with turrets and a corner house by the notable architect Morley Horder.
- 3.2 It is considered that the area proposed for extension meets the criteria for designation. Whilst there is no statutory requirement to carry out an appraisal, in the "Conservation Area Appraisal, Designation and Management Historic England Advice Note 1 (Second Edition) 2019" it is noted 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." An assessment of the area including current condition, historic assets, architectural research, character assessment, walking the area and map evidence base was carried out by the Council and used to assess the proposed boundaries as an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

4.0 REPORT BACK ON COMMENTS RECEIVED

- 4.1 135 properties were consulted on the proposed extension of the Tadworth Conservation Area. 9 properties responded in support of the designation, another property supported the designation but requested exclusion of their property and their neighbours. 7 properties objected to the proposed extension. The Tadworth and Walton Residents Association strongly supported the designation and Banstead Commons Conservators gave it their full support and welcome the proposal to extend the existing boundary to include the areas highlighted in the plan, further protecting the vistas surrounding the common and the integrity of historic buildings adjacent to the Heath. Chinthurst School also support the designation of the Conservation Area. Officers would agree that the purpose of the Conservation Area is to conserve the character of the historic buildings on the school site and their setting, not the modern buildings which may be needed to be extended or redeveloped.
- 4.2 Extensions
A number of properties and the Tadworth and Walton Residents Association requested consideration of additional extensions. These would be considered as part of the review of Conservation Area designations and boundaries later in the year. Given the development pressures in the area it is important to designate the areas already identified in the report without delay to avoid damage to the character of those areas.
- 4.3 Exclusion
62 Chapel Rd supported the inclusion of Chapel Road in the Conservation Area but requested exclusion of 62 and 60 as modern properties. Officers have reviewed this request but consider that the properties are embedded in the streetscene and whilst modern, are of a scale and form that respect the Conservation Area. They conclude therefore that the properties should be included in the Conservation Area.

4.4 **Summary of Objections Received**

6 High Street, Tadworth

Objection : The owners consider the Conservation Area would restrict improvement of area, and solar panels. They also object to tree controls.

Comment : Officers consider that Conservation Area designation would result in improvement of the area in terms of the consideration of its character. There are usually opportunities for the use of solar panels where carefully sited. Tree controls are not particularly onerous as such tasks would be carried out by tree contractors and it is a relatively quick process.

13 Epsom Lane Sth

Objection : The owners are opposed to the inclusion of their front garden as their property is a modern house. They suggest Tree Preservation Orders could be used.

Comment : Officers consider that Conservation Area status is important in emphasising the important of the character of the lane which included the lane itself, the hedges, shrubs and trees and the impact of buildings on the setting of the Lane , which goes beyond tree preservation order control.

56 Cross Rd

Objection : The owners consider that the proposals are out of date due to current planning applications and approval, the photographs do not represent the current situation, hedgerows have been replaced and new build property included. They also query why the north part of Cross Road and Epsom Lane North and older property in Epsom Lane South have not been included.

Comment : Officers would comment as follows. Regard was had to approved planning applications in drawing the boundaries. The photographs are purely to illustrate the historic architecture and are not intended to be a current representation. Epsom Lane South is included for its character as a former country lane. The hedgerow and trees contribute to that character. Part of the Lane have lost the hedges and some have ornamental hedge species but it is the overall character of the Lane that is important. The proposed extension to the Conservation Area does include some new houses where between older properties. We would be considering further the inclusion of other properties during the Conservation Area Review later in the year.

Mere Lodge 14 The Avenue.

Objection : The owners considered most of the old houses in the road had gone so it is not an area of character. The property is not seen from anywhere and has been altered.

Comment : Officers are of the view that The Avenue includes some of the most important arts and crafts houses in the area. Whilst there has been some fragmentation, the character is still apparent and important to both the historical and architectural character of the area. Property can be seen from public locations and elements viewed from private land are still important in a Conservation Area. 14 is part of a Locally Listed Building.

21 Tower Rd

Objection : The owners considered that the state and age of buildings did not justify designation, that the area was questionable and would control improvements.

Comment : Officers would note that the elements of the road proposed to be included are Victorian and Arts & Crafts in character with only one new house in the proposed area. Conservation Area designation would result in improvement in character.

19 Tower Rd

Objection : The owners consider their property was not of special architectural or historic interest, not Victorian nor Arts and Crafts and that Tower Road is a mixed character, with some new and only the water tower of interest and the controls would be bureaucratic.

Comment : The property is of 1928 designed by the architects Cooke, Davies & Goldsmith and is arts and crafts in character. The architects were assistants to such notable architects as Sir Edwin Lutyens and Sir Edwin Cooper. The road is Victorian and Arts & Crafts in character with only one new house in the proposed area.

24 Epsom Lane South Polperro

Objection : The owners objected to the inclusion of front gardens as adding to red tape. They considered tree preservation orders would be sufficient.

Comment : Officers consider that Conservation Area status is important in emphasising the importance of the character of the lane which included the lane itself, the hedges, shrubs and trees and the impact of buildings on the setting of the Lane, which goes beyond tree preservation order control.

5.0 RESOURCE IMPLICATIONS

- 5.1 Whilst heritage resources are limited, the greater certainty in the development management process will considerably reduce time spent on negotiation and discussion of proposals.

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 the revised boundary to include additional buildings and land is worthy of designation as a Conservation Area, as the additional buildings and land contribute significantly to the identity and character of the area. It is recommended that the Committee designate the proposed revised boundary as part of the Conservation Area.

- 7.2 It is recommended that the proposed revised boundaries of Tadworth Conservation Area as delineated on the plans in Appendix 1 be designated as a Conservation Area.

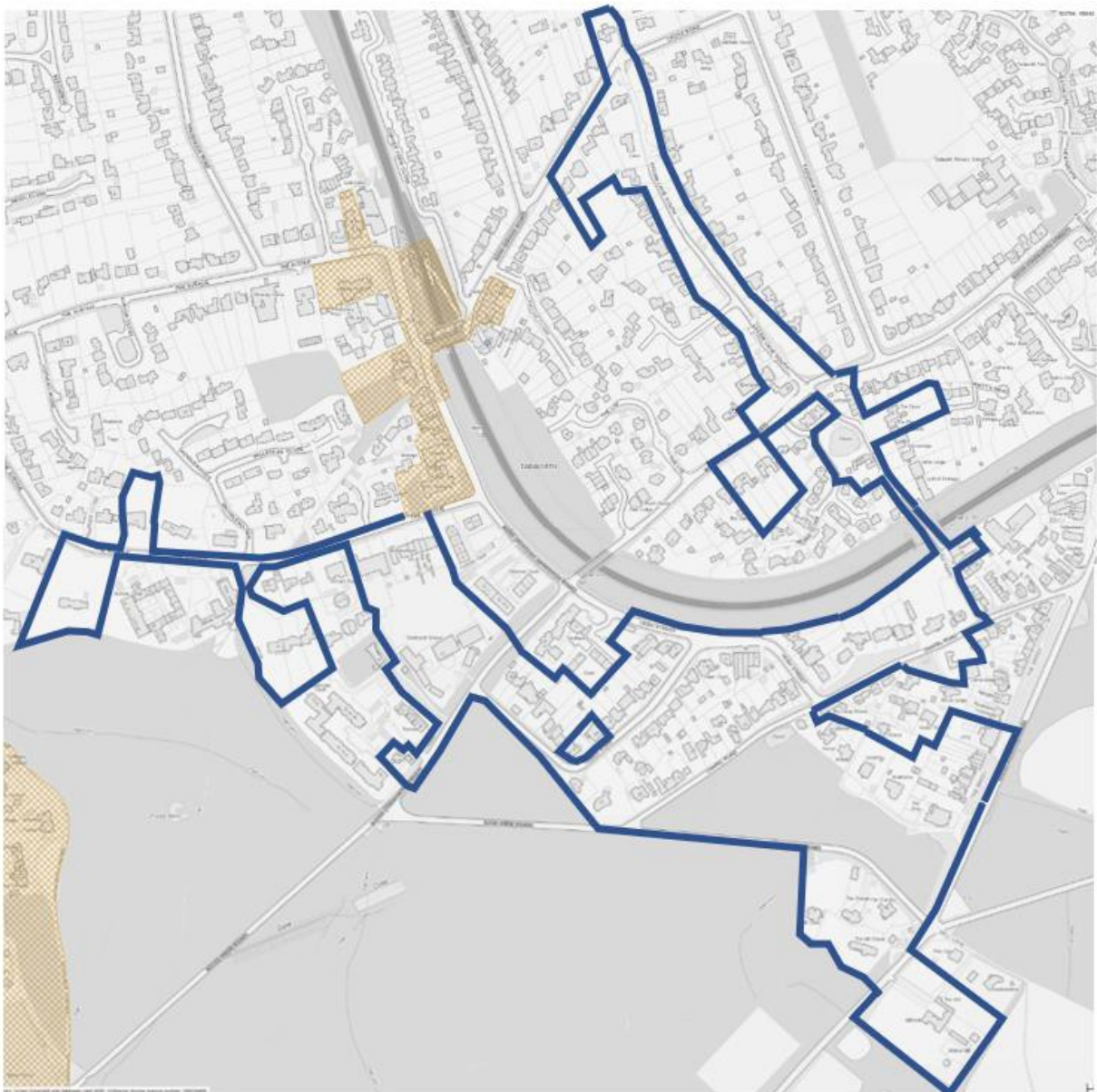
Background Papers: None

Appendix 1

Tadworth Conservation Area Proposed Boundary Extension

Existing Conservation Area hatched

Proposed Conservation lined



Appendix 2

Illustrations of Tadworth Conservation Area extension

The proposed Conservation Area can be described as containing the following elements, described in an anticlockwise direction;

- 1) The group of arts and crafts houses in The Avenue by notable architects such as Dawber.



- 2) Chinthurst School by the arts and crafts architect Lionel Bethel.



- 3) Houses in Tower Road of the early 20th century and the Victorian Water Tower.
(source Google Streetview)



- 4) Shops and houses of early 20th century date in the High Street of an arts and crafts style
(source Google Streetview)



The Baptist Chapel and Victorian houses and cottages in Chapel Road. (source Google Streetview)





- 5) The Mill House of 17th century date with arts and crafts alterations, the grade II listed Millfield, an arts and crafts house and Tadworth Windmill.





- 6) The Green on Dorking Road, formerly a settlement known as Banstead Newton, with buildings dating from the early 19th century onwards, including Tadworth Green Hall, a former Victorian school. (source Google Streetview)





- 7) Edwardian villas between Dorking Road and Chapel Road, some with turrets.



- 8) Hunters Hall, a grade II listed timber framed house and Holly Cottage, a locally listed 17th century cottage.



(source Google Streetview)

- 10) The Hoppety including Meare Close House, a grade II listed timber framed house, Meare Pond and Proffits Cottages, designed by the notable architect CHB Quinell for Lord Riddell in 1914.



(source Google Streetview)

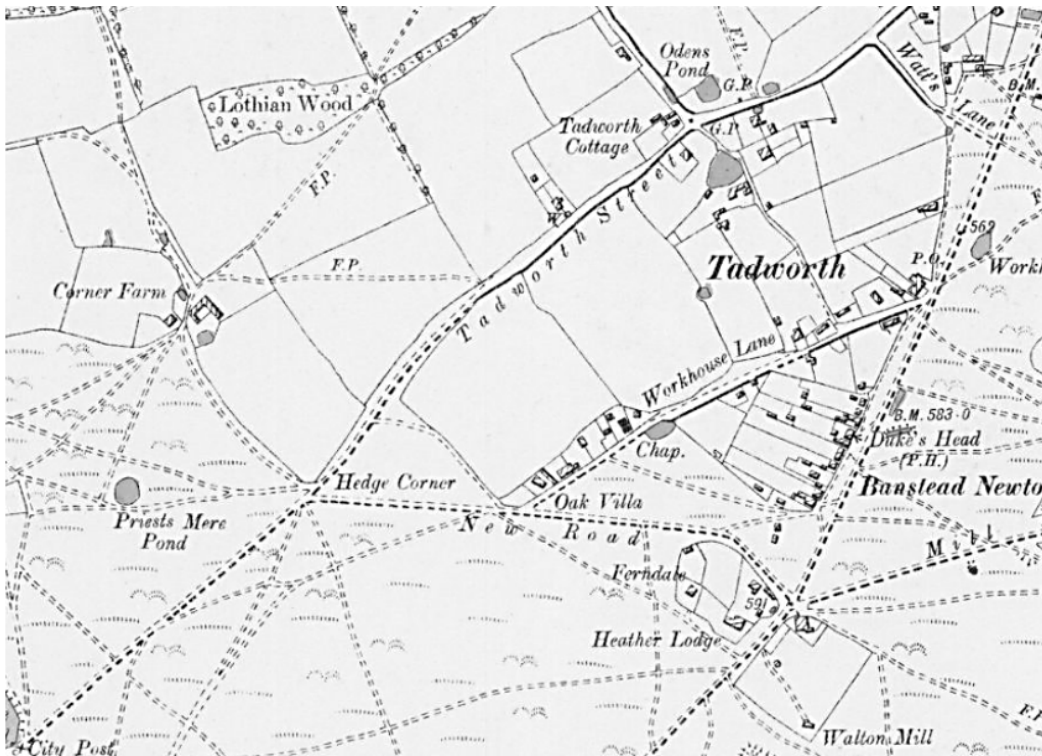
11) The 18th century locally listed Tadworth Cottage in Tadworth Street and a group of Edwardian houses with well detailed joinery. (source Google Streetview)



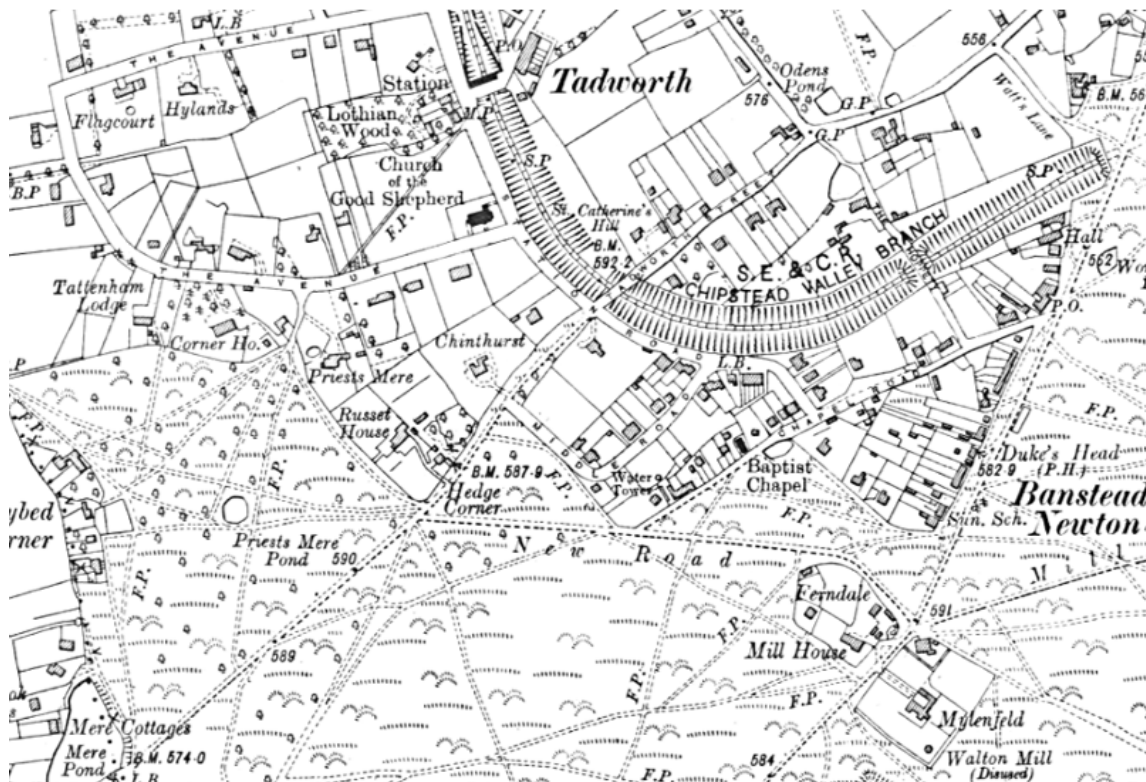
- 12) Epsom Lane South, a hedge lined lane terminating in a group of houses at Cross Road including Edwardian houses with turrets and a corner house by the notable architect Morley Horder. (source Google Streetview)



Appendix 3 Historic Maps of Tadworth



Tadworth 1895 Ordnance Survey before the railway



Tadworth 1912 Ordnance Survey



Plan of the Tattenham Park Estate (source Surrey History Centre)