 <b>Reigate &amp; Banstead</b> BOROUGH COUNCIL Banstead   Horley   Redhill   Reigate	<b>TO:</b>	PLANNING COMMITTEE
	<b>DATE:</b>	7 February 2024
	<b>REPORT OF:</b>	HEAD OF PLANNING
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<b>AGENDA ITEM:</b>	8	<b>WARD:</b> Reigate

<b>SUBJECT:</b>	<b>To report the results of the public consultation on Wray Common Conservation Area boundary changes and consider the designation of the proposed changes to Wray Common Conservation Area boundary.</b>
<b>PURPOSE OF THE REPORT:</b>	This report recommends the designation of the extension to the Wray Common Conservation Area.
<b>RECOMMENDATION:</b>	
<p><b>1. It is recommended that the boundary changes to Wray Common Conservation Area are designated, as delineated on the attached plans in pursuance to the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 and that the appropriate statutory procedures be undertaken.</b></p>	
<b>Planning Committee has authority to determine the recommendations.</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. Wray Common Conservation Area was designated in 1988 and extended in 2006. The Borough wide Conservation Area Review identified potential boundary changes, and these were subject to consultation with the residents and amenity societies by letter in July 2023. Designation gives greater powers to facilitate appropriate development and consider the existing buildings in the context of the character of the area.

## 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 DESIGNATION CHARACTER ASSESSMENT OF THE PROPOSED BOUNDARY CHANGE**

- 3.1 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 modern infill the Victorian mansions and villas and their spacious gardens with specimen trees, shrubbery and hedging form a cohesive character due to 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. Photographs of the Victorian houses are in Appendix 3.

### **4.0 CONSULTATION RESULTS**

- 4.1 Consultation letters were sent to 34 households within the proposed extension. Responses were received from 4 households with the proposed extension supporting the extension and 1 household objecting to the extension. In addition, 5 households adjoining the Conservation Area wrote in support of the proposed extension. Those in support noted the character of the road with its many grand houses and the contribution to the historic character of the area from its buildings and gardens.
- 4.2 The objector stated that they felt whilst the houses were individually attractive, they are a fragmented and disparate group intermingled with compromising modern housing. They saw no benefit in the designation as demolition is already controlled by shared ownership and that trees can be controlled by tree preservation orders, that it would not prevent tree removal and was concerned about the effect on his property value. In response Officers disagree with this assessment. The Victorian houses have a scale that makes them visually prominent in the street, so they form part of the character area of Victorian housing and the Victorian houses, their specimen trees and shrubbery as well as spaciousness of plots form a group that contribute to the character of Wray Common as an area of historically and architecturally significant Victorian housing. As with many areas of Victorian housing, modern housing is embedded in such areas but often less apparent due to their scale. Whilst divided ownerships may make demolition more complex there are many examples of demolition occurring in such cases. Many significant trees are not covered by tree preservation orders and often specimen trees are lost by pre-emptive felling. It is considered that the proposed extension contributes to and forms part of the character area of Wray Common and that the proposed extension is therefore justified.

## **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.

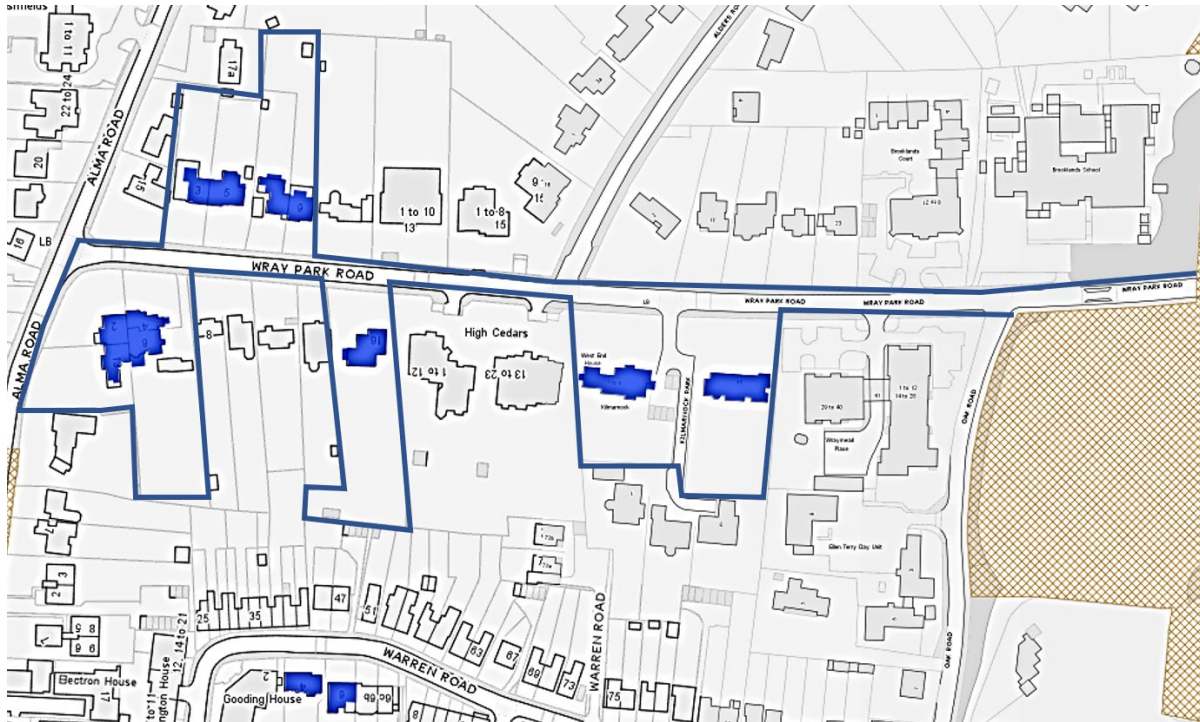
## **7.0 CONCLUSIONS**

- 7.1 It is considered that the revised boundary is worthy of designation as part of the Conservation Area, as the additional buildings contribute significantly to the identity and character of the area. It is recommended that the Committee approve designation of the revised boundary of the Conservation Area.
- 7.2 It is recommended that the revised boundaries of Wray Common Conservation Area as delineated on the plan in Appendix 1 be designated as a Conservation Area, under sections 69 and 70 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and that the appropriate statutory notifications be undertaken.

Background Papers: None

**Appendix 1.**

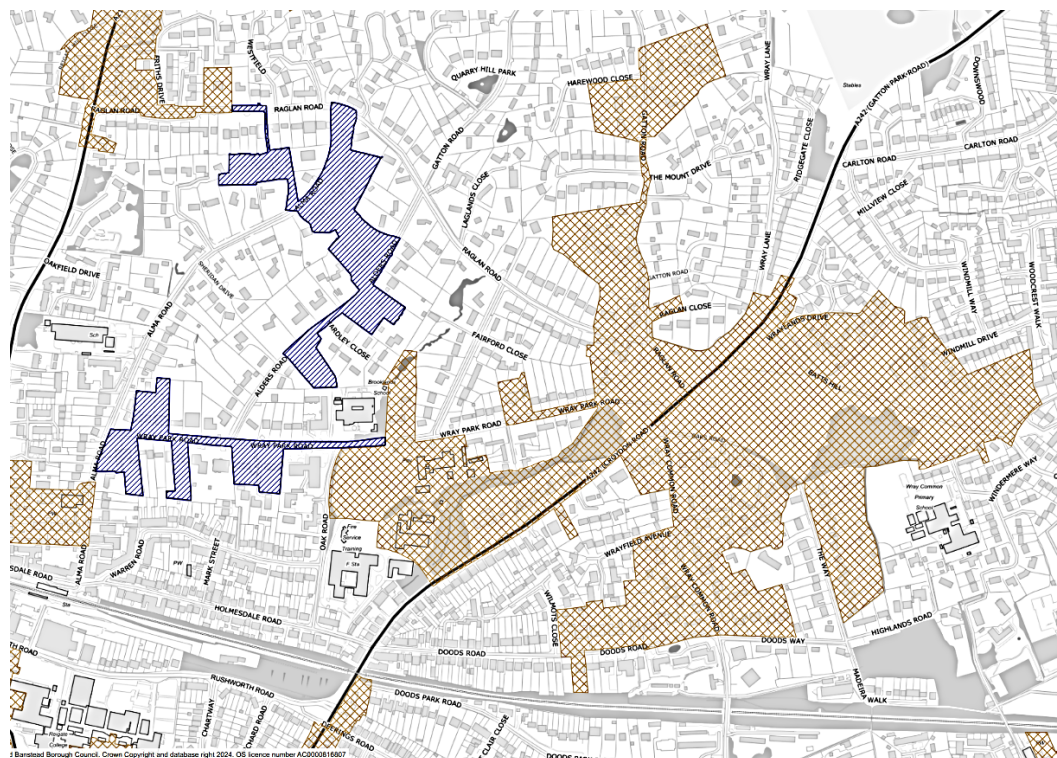
Proposed Wray Common Conservation Area Extension for designation



Proposed Extension in Blue Existing Conservation Area in Hatched Brown (solid blue fill indicates locally listed buildings)

**Appendix 2**

**Context of Proposed Wray Common Extension**



Proposed Extension to Wray Common Conservation Area in context with whole of existing Wray Common Conservation Area to right and adjacent Conservation Area boundaries. The consultation results of the proposed extension to Reigate Hill Conservation Area to north (also in blue) is to be reported on at a later date.



**Appendix 3 Victorian houses within the proposed extension**



Nos. 2, 4 & 6 (and 13 in Alma Road)

source Google Streetview



Nos. 3 & 5, 5a & 5b (St Ann's & Whiteways) and nos. 7 & 9

source Google Streetview



7 & 9 Wray Park Road

source Google Streetview



Wray Lawn, 16 Wray Park Road





Kilmarnock and West End House, Wray Park Road

source Google Earth



The Holt 34 Wray Park Road

. source Google Earth