

Epsom Civic Society

shaping the future, safeguarding the past

2 Leighton Way
EPSOM Surrey
KT18 7QZ

7 April 2015

The Planning Inspectorate
3/20 Eagle Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

Dear Sirs

PLANNING APPEAL APP/P3610/W/15/3003394
ROSEBERY HOUSE, 55, EAST STREET, EPSOM
EXTENSION AND CONVERSION OF OFFICE BUILDING
TO RESIDENTIAL AND RETAIL USE.

This Society is the local amenity society for Epsom, founded in 1959 and with a current membership of some 2000. Our aims include the protection of the heritage and the encouragement of high standards in planning and development.

Our letter objecting to this application (14/00368/FUL) dated 16 July 2014 will be among your papers, but we attach a copy for information.

We wish to draw attention first to the addition of a fourth floor. Although the building is within the 12m height zone in the Epsom Town Centre Action Plan (Plan E) the additional floor would be out of place on this side of the road and detrimental to the street scene. Secondly is the relationship with the adjoining Lintons Lane Conservation Area which would be very adversely affected by the additional height and the proposed balconies. Thirdly the large retail unit would need parking space far greater than those provided, and the traffic using the adjoining narrow Victoria Place would create major problems. For these and the other reasons we considered that the application should be refused. We therefore support the Planning Committee's decision to refuse and urge that the Appeal is dismissed.

I am sending three copies of this letter as requested and shall be pleased to receive a copy of the decision in due course.

Yours faithfully

ALAN BAKER FRICS
Vice Chairman

