



## Newsletter No.66 – 13<sup>th</sup> December 2022

### 1. 6 Pine Grove Weybridge Surrey KT13 9AX [2022/3544](#).

This is an application to build a detached, three-storey house and integral garage and detached three-storey building comprising 2 houses and 2 flats following demolition of the existing house.

There are several reasons for concern:

- **Heritage value:** This is a fine example of a mid-Victorian Villa in a plain Italianate style. It is especially interesting in the context of the adjoining house (No 4) which is very similar. As a pair the houses are even more significant in the sum of their parts than if they are looked at individually. As such, in TRG's view it warrants Local Listing.
- On 16<sup>th</sup> May 2022, TRG applied to Surrey County Council's Historic Buildings Officer for local listing. She consulted Elmbridge BC's Senior Conservation and Design Officer and declined to list the building on the grounds that *'Nominations from the public were sought towards the end of last year, however as this has now closed, I am not able to take any new nominations at this stage.'*

Unfortunately, it was only after developers had cleared the trees that obscured it in May 2022 that the quality of the house was revealed.

However, she went on to add: *If a planning application is submitted, including for its demolition and redevelopment, the building's heritage value would be taken into account by the planning officer at that point, and factored into the decision making.'*

Of course, there is a need for periodic reviews of locally listed buildings due to buildings being altered or demolished and new heritage assets coming to light.

However, it is a flawed process if the very act of a review prevents a newly discovered, worthy heritage asset being assessed for inclusion in the Local List due to an arbitrary cut-off date. Especially when that heritage asset is under imminent threat.

A Triangle resident also sought listing from Heritage England, but this was refused.

- **Townscape:** Its location on a bend in the road and as part of a pair means that it makes a significant impact on the townscape as well as having considerable architectural merit in its own right.
- **Dangerous Bend**  
TRG has frequently highlighted to SCC the potential for accidents at the bend in Pine Grove. The application, if approved, would result in the movement of the entrance a further 10 yards closer to the bend at a particularly narrow part of the road and in the immediate vicinity of the exit from Daneswood and Jason Close. This could have serious safety implications.

In TRG's view it is essential that this application is elevated to the South Area Planning Committee ensure that serious consideration is given to the above three points.

To facilitate this, a minimum of 15 objections from separate household in the borough are required. 1 objection has been lodged to date.

Residents can object by email to [tplan@elmbridge.gov.uk](mailto:tplan@elmbridge.gov.uk), remembering to include the application details and number and their own name and address, or via the EBC portal at [2022/3544](#)

**The closing date for objection is 30<sup>th</sup> December 2022.**

- 2. Queensgate House, South Road, KT13 9DZ: Planning application number: Conversion to a day nursery [2022/2846](#)**

This application to convert this site to a day nursery was refused for the following reasons:

*The proposed development would lead to a harmful impact on the amenities of the adjoining residential properties by virtue of noise disturbance from the proposed nursery use. The proposal would therefore be contrary to Policies DM2 and DM5 of the Elmbridge Development Management Plan 2015. Management Plan 2015.*

There were 24 objections to this application.

- 3. 85 Queens Road Weybridge Surrey KT13 9UQ Planning application number: [2022/2729](#)**

The application for Prior Approval for a change of use from Commercial, Business and Service (E) to Residential (C3) in order to provide 2 residential units comprising ground floor kitchen-diner and 1 bedroom and bathroom with storage to the first floor, with no off-street parking was refused for the following reasons:

Prior Approval was refused for the following reasons:

*1 The building ... has not been in continuous use for a period of two years...*

*2 The building ... has not been demonstrated to the Council's satisfaction to have been vacant for a continuous period of at least 3 months immediately prior to the date of the application for prior approval...*

*3 The residential living space provided within Plot 2 would not comply with the minimum gross internal space standards outlined within the National Described Space Standards...*

There were 24 objections.

**4. 85 Queens Road Weybridge Surrey KT13 9UQ, Planning Application [2020/3289](#), Appeal Reference [APP/K3605/W/22/3290400](#)**

An appeal was lodged in response to the refusal of planning application [2020/3289](#), which was for a roof extension involving an increase in roof ridge height of 2.1m to create 1 additional dwelling incorporating front balcony, bin and cycle stores and

alterations to fenestration following removal of existing external staircase.

TRG submitted a third-party representation in respect of this application to alter the size and appearance of this building which has been nominated for local listing.

This appeal has not yet been decided.

#### **5. United Reform Church Site, Junction Queens Road and York Road (South)**

The church ceased to function some time ago and the site is believed to be 'in play' with developers. The church building is Grade II listed and may therefore be afforded some measure of protection. The ancillary building, car park and grounds, however, may be of interest for redevelopment.

#### **6. Beacon House Beacon Mews South Road Weybridge Surrey KT13 9DZ – Planning Application [2022/3441](#)**

Prior Approval is sought for Change of Use from Commercial, Business and Service (E) to Mixed Use including up to 2 flats (C3). No off-street parking provision has been proposed.

There are 4 objections.

The application is under consideration.

#### **7. TRG Committee & Communications**

Triangle residents who would like to join the Committee or participate in TRG activities should email

[trgweybridge@gmail.com](mailto:trgweybridge@gmail.com) or speak to Nick Thripp on 01932 855579.

TRG normally communicates with residents via email. Please let us know at [trgweybridge@gmail.com](mailto:trgweybridge@gmail.com) if you would like to be added to our e-mail list.

**The TRG Committee** (Nick Thripp, Dave Arnold, Ferdi Fischer, Greg Popper and Alan Wright)

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