EXECUTIVE SUMMARY:
To endorse the Character Appraisal and Management Plan for The Tilt Conservation Area and confirm three boundary changes.

RECOMMENDATION: THAT THE COMMITTEE:

(A) ENDORSES THE COMPLETED CHARACTER APPRAISAL AND MANAGEMENT PLAN DOCUMENT FOR THE TILT CONSERVATION AREA;

(B) CONFIRMS TWO EXTENSIONS AS INDICATED ON THE PLAN IN APPENDIX “A” TO BE DESIGNATED AS A CONSERVATION AREA AS DEFINED IN SECTION 69 OF THE PLANNING [LISTED BUILDINGS AND CONSERVATION AREAS] ACT 1990 AND INCORPORATED INTO THE EXISTING TILT CONSERVATION AREA; AND

(C) CONFIRMS ONE SMALL EXCLUSION FROM THE TILT CONSERVATION AREA

REPORT:

Background

1. The Planning [Listed Buildings and Conservation Areas] Act 1990 defines a conservation area as “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”. Local planning authorities have a duty to regularly review their designated areas, to designate new areas if appropriate and following designation draw up and publish preservation and enhancement proposals, and to exercise their planning powers for preservation and enhancement. Conservation Area Appraisals provide a clear written definition and analysis of the character and appearance, which makes the area “special” They cover aspects of historical development, surviving historic features, character areas, types of buildings and negative issues. Management Plans identify actions and opportunities for preservation and enhancement and set out proposals for monitoring and review.

2. Elmbridge has 25 conservation areas and has completed thirteen Appraisal and Management Plan documents to date. The first four documents were completed as part of the original Community Heritage Initiative Project [CHIP]
in conjunction with English Heritage. All the documents are available in
printed form and are on the Elmbridge web site. Downside Village in Cobham
was the latest to be endorsed last year and this was preceded by Lakeside
Drive in Esher.

3. The Planning Committee has agreed a prioritised list of areas to form a
rolling programme for undertaking future Character Appraisal and
Management Plans and for investigating new areas for designation. The Tilt
is currently top of the list and this will be followed in 2015-16 by an
investigation of Templemere, a 1960s SPAN estate in Weybridge. Future
projects will cover Cobham town centre, Weston Green and the Foley Estate
in Claygate.

4. Guidance from both central government and English Heritage stress that
work on Character Appraisals and Management Plans is an on-going
process and that community involvement in this process is essential. The
Appraisal will be considered in conjunction with the Elmbridge Core Strategy
as part of the Council’s Local Plan plus saved policies from the REBLP2000
until they are replaced by the Development Management Plan. It provides a
firm basis on which applications for development within and adjacent to the
Conservation Area can be assessed.

5. This Appraisal was undertaken following the format and findings of previous
CHIP project work. This partnership project encouraged community
involvement and building local knowledge and awareness of heritage
matters. The appraisal attracted a lot of interest and a wide cross-section of
local volunteers formed a Working Group. The work was undertaken with the
Cobham Conservation Areas Advisory Committee, Cobham Conservation
and Heritage Trust, local residents, council officers and independent
consultants from Forum Heritage Services. A workshop was held in
September 2014 to undertake the appraisal, followed by a meeting in
October to input into the emerging document.

6. The Tilt Conservation Area was designated by the Council in 1979. The
conservation area consists of attractive groups of traditional brick built
cottages and houses set along informal greens with views out towards open
farmland. The earliest building is probably the Grade II listed Ashford
Farmhouse which has a decorative brick façade dating from the late 18/early
19th century but behind this there is a much earlier timber framed core which
is believed to date from the 15th century.

7. Four different character areas are identified which includes two within the
conservation area and two further areas which have been put forward for
inclusion. The appraisal examines all these areas in detail and identifies
issues that are specific and general to these areas.

8. The Conservation Area Character Appraisal and Management Plan
document was the subject of a six-week period of public consultation
between 8th December 2014 and 16 January 2015. Letters were sent to all
addressees within and adjacent to the conservation area and included a map
of the existing conservation area and proposed changes, guidance leaflets on conservation areas and contact information. Regular project updates were provided on the Council’s Heritage web pages and the public consultation was publicised in the Surrey Advertiser. An exhibition was held at an evening meeting of the Cobham Conservation & Heritage Trust on 10\textsuperscript{th} December which was viewed by approximately 70 attendees. An exhibition was also held at the Cobham Cemetery on the afternoon of 11\textsuperscript{th} December which was attended by approximately 20 local residents and gave officers the opportunity to explain the appraisal process and its findings. The consultation document was available to view on the Council’s website and in printed form at the Civic Centre and Cobham Library.

9. Two extensions are proposed to the conservation area:

(a) Land to the north of Mizen Way up to and including the section of common land, Leigh Hill enclosed by Leigh Hill House, the Grade II listed Leigh Hill Farmhouse, the Grade II listed Pullens Cottage and Leigh Hill Cottage.

(b) Cobham Cemetery including the Chapel; the McAlpine family mausoleum and field between the northern boundary to the Cemetery and Tilt Road.

10. One small area is proposed for exclusion which contains a series of modern late 20\textsuperscript{th} century garages which have been built since the boundary of the conservation area was designated in 1979.

11. A good number of responses were received from residents and organisations and these, together with the recommended responses and actions, are summarised in Appendix “B” All the responses were very supportive of the Appraisal findings, the Management Plan recommendations and the proposed extensions. There has been one objection from Strutt & Parker who have raised concerns on behalf of their clients, the Cobham Park Estate, regarding the inclusion of a field between Tilt Road and the Cemetery as part of the proposed Cobham Cemetery boundary extension. The Tithe map of 1845 indicates that historically the field was once part of the same plot as cemetery land, there are views from Tilt Road of the Chapel Spire and it forms a logical part of the proposed extension. As this is already Green Belt land, inclusion within the conservation area would have minimal impact in terms of planning considerations regarding openness.

12. Cobham CAAC has confirmed their support and willingness to administer the additional areas. If designated, notice of the designation must be published in the London Gazette and at least one newspaper circulating in the locality. The Council would also notify all owner-occupiers within the extension areas.

The Committee is therefore recommended to endorse the Character Appraisal and Management Plan document; and to confirm the proposed boundary changes to The Tilt Conservation Area.

**Financial implications:** As set out in the report
**Environmental/Sustainability Implications:** As set out in the report

**Legal implications:** As set out in the report

**Equality Implications:** None

**Risk Implications:** None

**Community Safety Implications:** None

**Principal Consultees:** As set out in the report

**Background papers:** None

**Enclosures/Appendices:**
Appendix A: The Tilt Conservation Area plan
Appendix B: Summary of consultation responses

**Contact details:** Clare Smith, Heritage, Landscape and Tree Preservation Manager, telephone 01372-474824, e-mail csmith@elmbridge.gov.uk