The Gardens Trust



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Research - Conserve - Campaign

11th February 2019

Ms Jennifer Margetts

Planning Department

Elmbridge Borough Council

Civic Centre

High Street

Esher

Surrey KT10 9SD

tplan@elmbridge.gov.uk

Dear Ms Margetts,

**Ref : 2018/3810 - Development to provide 97 dwelling units, a hotel (84 bedrooms) and retail units (within use classes A1, A2 and/or A3) together with access, station interchange, car parking, servicing, new public realm, landscaping and other associated works following demolition of some existing buildings and structures on site including Hampton Court Motors. Jolly Boatman and Hampton Court Station Redevelopment Area, Hampton Court Way, East Molesey, Surrey KT8 9AE.**

Thank you for consulting The Gardens Trust (GT) in its role as Statutory Consultee with regard to proposed development affecting a site included by Historic England (HE) on their Register of Parks & Gardens, as per the above application.

The GT **objects** very strongly to this application and considers that it would constitute substantial and irreversible harm to the setting of the Grade I Hampton Court Palace registered park and garden (RPG), the numerous listed buildings associated with Hampton Court Palace, as well as a scheduled ancient monument and the Conservation Area. It is hard to think of many sites of such national and international importance.

The proposed development area lies directly opposite the Palace and its RPG as well as being immediately adjacent to Lutyens’ 1930-3 bridge (Grade II). The river setting and Tudor approach of the Palace has until now survived remarkably unchanged but if this development were to go ahead, this would be irretrievably altered and lost to future generations. The D&A (p24) explaining the reason behind the naming of Cigarette Island after a houseboat of that name and a collection of other boats moored there in the C19, states “*These temporary dwellings came to be generally regarded as an eyesore, not least because they were thought to detract from the setting of the palace and the Thames*.” If temporary houseboats were considered an ‘eyesore’ which detracted from the setting of the Palace and the Thames, this permanent and irreversible proposal is far worse, constituting an ill-judged, permanent intervention which would destroy totally the integral views between the approach from the station to Hampton Court Palace. No amount of planting or design mitigation can mitigate this. The Garden History Society (now the Gardens Trust) objected strongly to a previous application in 2008 and our views today are no different.

The GT considers that this proposal is contrary to the NPPF paras 190, 192(b) & (c), 193, 194 (b) & 195 and that this scheme detracts completely from the setting of Hampton Court Palace and its RPG. We would urge your officers to reject this insensitive scheme.

Yours sincerely,

Margie Hoffnung

Conservation Officer