

To: Planning Department of Epsom and Ewell Borough Council

From: Surrey County Council, Historic Environment Planning: Archaeology

Application Number: 20/01887/FUL

Date Consultation Received: 25-01-2021

Address: London Road Lodge, Nonsuch Park, Ewell KT17 2DL

Proposal: Change of Use C3 (Dwelling) to E (Day Nursery) including erection of outbuildings.



Comments:

For the attention of Virginia Johnson

Thank you for consulting Surrey County Council's Historic Environment Planning Team regarding the above application. Please note that my comments relate solely to the buried archaeological heritage and not to the historic built environment or landscape. In this respect you will be aware that London Road Lodge lies within the Grade II Registered Park of Nonsuch Park (list entry 1001672) and you will therefore wish to consult with the Gardens Trust on this proposal.

Nonsuch Park is a site of considerable archaeological interest and includes the Scheduled Monument of the royal palace of Nonsuch on the site of an earlier medieval settlement. London Road Lodge lies away from the Scheduled Monument, although ancillary elements, such as a large brick drain, are recorded outside the Scheduled area.

As regards the impact of this proposal on the buried archaeological heritage, the application proposes largely a change of use of the existing late 20th-century(?) dwelling, with the addition of some outbuildings adjacent to the house. As I understand it, the proposed outbuildings are modest in scale and are of slight construction and likely to require only shallow below ground impacts. Recent, previous proposals for the same property, including a similar change of use application (18/01420/FUL) and a further change of use application plus a large single storey extension (14/01857/FUL), would have resulted in similar or greater levels of below ground impacts within this property but an archaeological response was not advised by this office in relation to either previous proposal.

Therefore, in view of the above and planning history of the property, I am content that in this instance an archaeological response is not proportionate, and no further action is therefore required as regards the buried archaeological heritage.

I trust that this is satisfactory. Please do not hesitate to contact me if you would like to discuss this further or require any further information.

Signed: Roland Smith, Archaeological Officer

Date: 04 February 2021

File Ref: Con/33/6/7