

Consultee Comments for Planning Application APP/16/00933

Application Summary

Application Number: APP/16/00933

Address: Hall Place Cottage, South Street, Havant, PO9 1DA

Proposal: Fell 1No. Holm Oak (T1), subject to TPO 1973.

Case Officer: Jamie Gargett

Consultee Details

Name: Mr John Heritage Team

Address: Public Service Plaza, Civic Centre Road, Havant PO9 2AX

Email: Havant.Heritage@havant.gov.uk

On Behalf Of: Conservation Officer

Comments

Principal Conservation Officer comments

This is one of those situations where there are competing and potentially irreconcilable objectives. Where significant trees and historic walls co-exist but are mutually incompatible the objective is to find a balanced solution. At the two ends of the spectrum are either the partial removal of the wall or loss of the tree. In between, sometimes it is possible to modify the design of the wall in a way that does not compromise its integrity but allows the tree to grow and develop.

I have previously viewed the site in connection with the proposals for the house. My comments relate to the wall, its historical significance, context and relationship to the tree. It is not my place to comment on the amenity value or relative importance of the tree.

Red brick boundary walls are a strongly defined feature of the conservation area and particularly this part of South Street to the western side. Many of the walls delineate the former's grounds of Hall Place and as such I would normally recommend their retention. In this case the brick piers with capping are historically significant and appear to be original boundary features. The curved boundary wall is a newer construction which can be identified from its construction and the mortar used. However, it is a positive feature in the street scene that enhances the appearance of the conservation area.

The displacement of the wall is attributable to the Holm Oak. It was clear from the site visit that cracking and displacement has taken place and if no action is taken a larger section of wall will collapse. Even as it currently stands a section of wall will need to be rebuilt (planning permission required) as I do not envisage the tree can be removed without the wall partially collapsing. If the tree is retained I believe there is no way of constructing a replacement that will be in keeping with the character of the area whilst also ensuring that it is not undermined again by the tree.

The removal of the Holm Oak would allow the integrity and completeness of the wall to be maintained, accepting partial reconstruction where badly effected by the tree. Should the felling of the tree be agreed the applicants should protect as much of the wall as possible from collapse limiting the section that may have to be rebuilt.