

APP/15/00253 and /00254 – 2, Emsworth Road, Havant

The partial collapse of this wall is a longstanding issue which is in need of resolution. The lime tree (covered by TPO) and wall are both positive features of the conservation area and setting of the listed building. The objective is to reach a solution which accommodates the reinstatement of the maximum length of flint wall while not prejudicing the future growth of the tree. The current scheme has been developed with this in mind. The new foundations and internal retaining wall serve to remove the lateral pressure on the wall. The work will be below finished ground level and therefore not visible. The newly constructed wall is designed to replicate the appearance of the remaining traditional flint construction. Flint wall construction is a craft skill which needs the engagement of a suitably experienced contractor, conversant with traditional flint construction and lime mortars. The initial repair of the wall floundered because this route was not followed.

There is a limited timespan during which such work can be undertaken. Frost and freezing conditions need to be avoided. The general weather window is between April and October.

I am satisfied that the current proposals represent a reasonable compromise. The enclosure provided to the street by the wall will be regained. The railing should provide for further tree growth. It is important not only to reach a position where permission/consent can be granted, but also to set a timeframe for implementation to address the harm caused by the loss of the wall. The normal 3 years to commence development is not therefore appropriate. I have recommended an alternative below.

I recommend that planning permission and listed building consent be granted subject to the following conditions and informative.

CONDITIONS

1. Unless otherwise agreed in writing by the local planning authority the work covered by this (permission/consent) shall be implemented a satisfactorily completed within 6 months of the date of the decision.notice.
Reason: To coincide with the seasonal nature of the work and to ensure the harm caused by the loss of the wall is addressed as expediently as possible.
2. Unless otherwise agreed in writing by the local planning authority the railings shall be finished matt black.
Reason: To minimise the visual impact.
3. The adjoining section of flint wall shall be protected and supported throughout the cause of development.
Reason: To ensure the wall, a strong feature of the road and conservation area is given adequate protection.
4. Prior to the full implementation of the (consent/permission) a one metre square panel of flint and brickwork shall be prepared for the approval of the local planning authority in writing. The panel to adequately demonstrate the flint coursing, constituency and finish for the mortar

and treatment of the brick quoin. The approved sample panel shall provide the benchmark for all subsequent work.

Reason: To ensure an acceptable standard of finish for this important wall in the conservation area and which forms part of the wider setting for the listed building.

INFORMATIVE

The applicant is advised that traditional flintwork is a craft skill requiring the engagement of a contractor with the appropriate experience, proven ability and knowledge of the use of lime mortars. Such individuals/contractors are in demand and therefore it will be necessary to enter into an early contract to ensure delivery within the timescales set out.

John Townsend
Conservation Consultant
02/04/15