
Site Address:	2 Emsworth Road, Havant, PO9 2SR		
Proposal:	Listed building application to repair and partly rebuild existing west boundary flint wall.		
Application No:	APP/15/00254	Expiry Date:	08/05/2015
Applicant:	Mrs Hutchinson	Team:	Team 1
Agent:	Mr Critchley	Case Officer:	Richard Nash
	Martin Critchley, Architect		
Ward:	St Faiths		

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

The application site comprises a two-storey dwelling of painted render and tile finish with outbuildings, located within a generous plot at the south east corner of the junction of Emsworth Road with Lymbourn Road. The western boundary of the site, fronting Lymbourn Road, comprises a flint and brick wall along most of its length. A large protected lime tree is located in the rear garden of the site, just to the rear of the boundary wall and approximately midway along its length.

A section of flint wall adjacent to the tree, extending towards the south west corner of the site has collapsed, exposing the tree and part of the rear garden to public view. The dwelling, boundary wall and associated coach house is a Grade II listed building and the site is located within the Lymbourn Road Conservation Area.

2 Planning History

04/59352/005

Construction of 1No. 3 bed detached house with associated car parking and new vehicular access to Lymbourn Road. Existing access to Emsworth Road closed. Refused. Appeal Dismissed. This proposal followed two earlier applications for the construction of a new dwelling in 2003.

08/59352/014

Listed Building Consent for the rebuilding of brick pier and short length of brick and flint boundary wall to south west corner of site following vehicle impact damage. Approved.

APP/11/00117

Fell 1No. Lime Tree (T1) subject to TPO 1995. Refused.

APP/11/01254

Erection of new 1.75m high boundary railings and pass gate. Refused. Appeal Dismissed.

APP/11/01257

Listed Building Consent for new boundary railings and pass gate incorporating repairs to the existing flint wall. Refused. Appeal Dismissed.

APP/12/00270

Raise crown of 1No. Lime tree (T1) to 5.5m, thin by 10% and deadwood, subject to TPO 1995 (plus works to trees subject to TPO 1531).

Approved.

APP/12/01235

Fell 1No. Lime Tree (T1) subject to TPO 1995.

Refused. Appeal Dismissed.

APP/15/00254

Repair and partial rebuilding of the west boundary flint wall.

Current application.

3 Proposal

The current application seeks Listed Building Consent for the repair and partial rebuilding of the west boundary flint wall.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)

Listed Building Grade: Grade II

Conservation Area: Lymbourn Road

5 Statutory and Non Statutory Consultations

Conservation Officer: The partial collapse of this wall is a longstanding issue which is in need of resolution. The lime tree 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.

English Heritage: None Received.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 12

Number of site notices: 2

Statutory advertisement: Not applicable.

Number of representations received: 5 in support from 3 addresses.

Summary:

Supportive. Would like to see proposal approved and implemented soon.

Comment:

Noted. Concern can be dealt with by way of planning conditions.

7 Planning Considerations

Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

(i) Impact on the listed buildings

The flint wall subject of the application forms part of the boundary to a Grade II listed building. The northern part of the wall is formed by the side elevation of a former stable block within the application site and includes a flint finish. The middle section of the wall has been rebuilt in brick at some stage. This makes the appropriate reconstruction of the fallen section of flint wall, so far as the presence of the protected tree would practically allow, all the more important. The collapse of the section of wall occurred a number of years ago and it is important that a suitable repair is carried out as soon as possible. The ideal solution would be to reinstate the wall as originally constructed. However, the need to accommodate the future growth of the tree must also be considered.

A previous scheme for a partial rebuilding of the wall having been unacceptable, the Conservation Officer is satisfied that the current proposals represent a reasonable compromise. The enclosure provided to the street by the wall will be regained but the provision of a railing should provide for further tree growth. Appropriate conditions are recommended with regard to materials and timing and method of construction.

8 Conclusion

The proposed repair and partial rebuilding of the west boundary flint wall would, subject to conditions, would not have a detrimental impact on the listed buildings. The application for Listed Building Consent should therefore be approved.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/15/00254, subject to the following conditions:

- 1 Unless otherwise agreed in writing by the Local Planning Authority the works hereby approved shall be implemented and satisfactorily completed by 31 October 2016. Notwithstanding this, the development shall only be undertaken between the date of this approval and 31 October 2015 and/or 1 April and 31 October 2016.

Reason: To accommodate the seasonal nature of the work and to ensure the harm caused by the current unsatisfactory condition of the wall is addressed as expediently as possible, and having due regard to policies CS11, CS16 and DM20 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

1126/201 (Location Plan)
1126/202 (Block Plan)

1126/Meth 01 A (Reinstatement)
1126/Meth 02 A (Elevation and Section)
1126/Meth 03 A (Elevation and Section)
1126/Meth 04 A (Elevation and Section)
1126/303 0 (Proposed Railings)

Reason: - To ensure provision of a satisfactory development.

- 3 Unless otherwise agreed in writing by the Local Planning Authority the railings hereby approved shall be finished in matt black.
Reason: In the interests of visual amenities and having due regard to policies CS11, CS16 and DM20 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 4 The adjoining section of existing flint wall shall be protected and supported throughout the course of the works hereby consented.
Reason: To ensure the wall, a strong feature of the road and conservation area is given adequate protection, and having due regard to policies CS11, CS16 and DM20 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 5 Prior to the commencement of the works hereby consented, 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, which also forms part of the wider setting for the listed building, and having due regard to policies CS11, CS16 and DM20 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.