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Cc: Amber Willard
Subject: WA/98/18/HH

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Flint and flint walling are important characteristics of the Walberton village conservation area, and should be carefully considered as part of any application in the local area.

The flint walling affected by the proposal is attractive, and forms part of the enclosure of the road. Along with the vegetation planted behind it, it forms an important feature to be retained.

I note from the application that the proposal involves two areas of work directly to the wall. The first part involves the removal of a 1m section of the walling in its entirety, whilst the second involves reducing the height of another 1m section of the wall down to 740mm.

The justification for the proposal is that there are difficulties accessing/exiting the property from the street in a safe manner. It is argued that the works are the minimum required and that they will be of a high standard.

The loss of the vegetation is unfortunate, but it appears as if this can be undertaken with the need for consent. Likewise, the works to the wall are unfortunate as it will result in the loss of a section of attractive walling. However, it is considered that as the proposal affects the minimum amount of walling required to access the property safely, they can be considered acceptable in this instance. All of the existing flints to be removed should be retained for re-use or works of repair. The existing bricks should be re-used where possible, or replaced on a like-for-like basis.

However, of concern is the reference to the fact that the section of wall to be retained at its original height may need to be rebuilt if subject to collapse from the removal of vegetation behind. If this is proved to be the case, all of the original materials should be retained for re-use. Further, the appearance of the flint wall should be replicated exactly in terms of details such as coursing and the proportion of flint to mortar. This will require a record to be made of the existing wall in terms of its appearance (prior to works commencing), a copy of which should be passed to the Local Planning Authority.

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