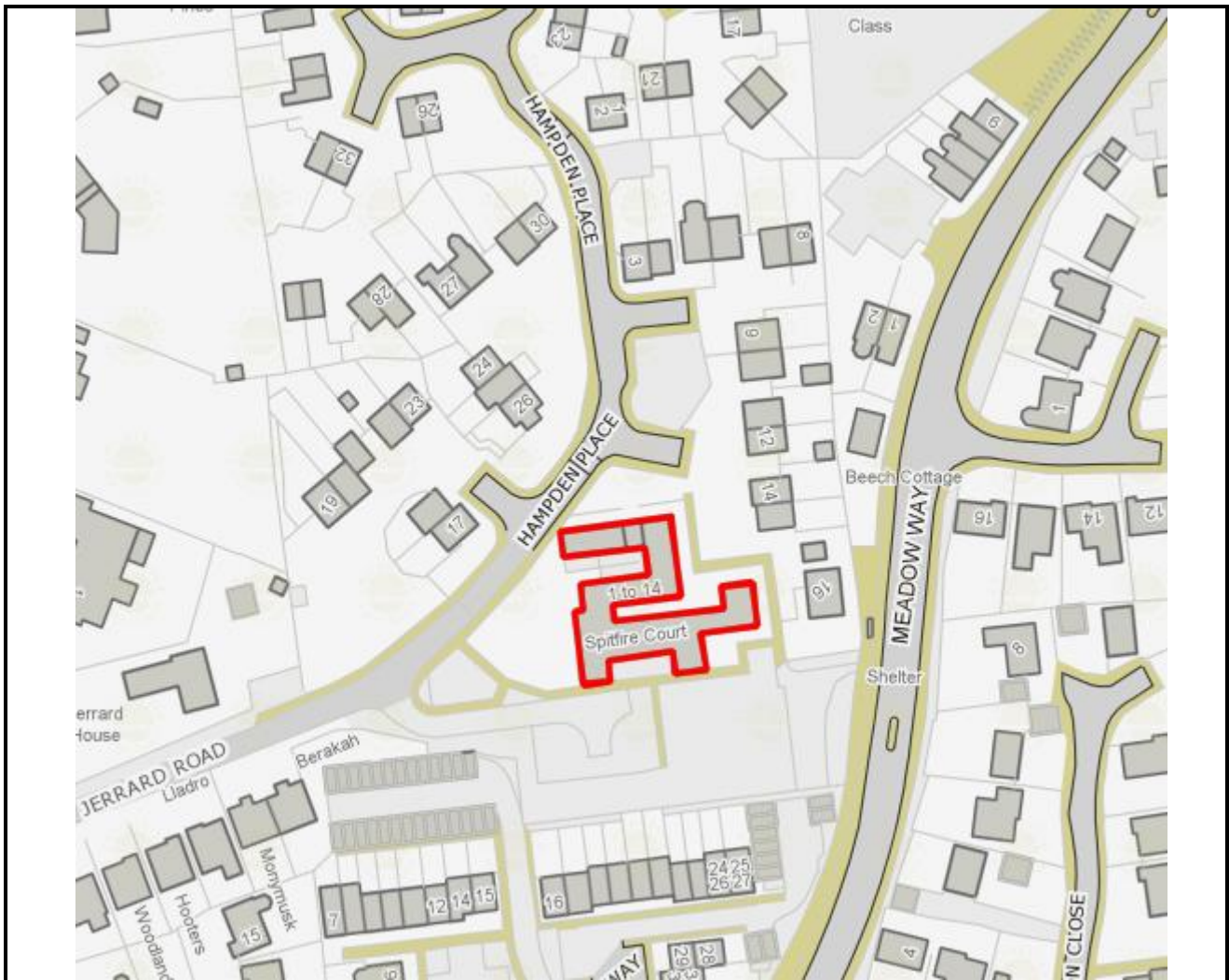



Parish: Tangmere	Ward: North Mundham And Tangmere
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**TG/21/03561/FUL & TG/21/03562/LBC**

<b>Proposal</b>	Repairs, maintenance and redecoration of existing windows and doors. Replacement of all external existing uPVC doors with timber single glazed doors.		
<b>Site</b>	Spitfire Court Jerrard Road Tangmere PO20 2GR		
<b>Map Ref</b>	(E) 490629 (N) 106608		
<b>Applicant</b>	Mr John Johnston	<b>Agent</b>	Mr James Dutton

**RECOMMENDATION TO PERMIT**



	<b>NOT TO SCALE</b>	Note: Do not scale from map. For information only. Reproduced from the Ordnance Survey Mapping with the permission of the controller of Her Majesty's Stationery Office, Crown Copyright. License No. 100018803
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## **1.0 Reason for Committee Referral**

1.1 Parish Objection - Officer recommends Permit

## **2.0 The Site and Surroundings**

- 2.1 The application site comprises a large two storey building situated to the south-east of Jerrard Road - a primarily residential street within the Tangmere settlement boundary. The property is Grade II listed and a former RAF airmen's institute as part of the former RAF Tangmere. The building was constructed around 1920 but was converted into residential apartments in the late C20. It features a multi-aspect hipped roof and is constructed with slate roof tiles and brickwork elevations with timber window and door units.
- 2.2 The property is enclosed by a border of soft landscaping and is served by two parking areas immediately to the west and south. Beyond these areas, the site is surrounded by a mix of terraced and semi-detached two storey dwellings. In addition to being listed, the building is also situated within the Tangmere Conservation Area.
- 2.3 The Historic England listing description for the site reads as follows:

Early example of the neo-Georgian style favoured by the Ministry of Defence for RAF buildings during the inter-war expansion period of the Royal Air Force; the exterior of the building survives well and is little altered.

It is one of the few remaining airfield buildings at RAF Tangmere, a base that rose to prominence in the Second World War and as a fighter airfield and home to 11 Group, is synonymous with the Battle of Britain.

Red brick in English bond, under a slate-tiled roof.

The building faces south and is laid out on a Palladian villa plan with centrepiece and projecting pavilion wings, the example to the right extending further east. Behind the centrepiece there are two rectangular ranges orientated east to west, which are connected at their eastern ends by a north-south range.

The centrepiece is of two storeys. The pavilions and east-west ranges to the rear are single-storey. The north-south range is predominantly two-storey. Fenestration across the building consists of multi-paned, cross casements or sash windows. The roofs have overhanging eaves and are hipped. The centrepiece and western pavilion have vented gables.

The principal elevation is largely symmetrical and is comprised of twelve bays (1:5:1:5). The outer bays project forward and are formed by the pavilions which have a single window, except to the right hand (east) side where the pavilion extends for a further five, set-back bays of regular fenestration. The ground floor of the centerpiece is characterised by round-headed openings under brick arches, across five bays. There are multi-paned entrance doors to either end (uPVC to the east) and a single window to the three central bays. At first-floor level, each bay has a regular, flat-headed window, the outliers being narrower. Brick pilasters frame the centerpiece and the side elevations have high-set,

round windows. The rear elevation is mostly hidden and has regular, cross casement windows to the first floor.

The west elevation of the left-hand (western) pavilion and the adjacent rear range has a tripartite window with narrow outliers and regular fenestration to their north and south elevations. The northern most range has a single, three-over-three, sash window to its west elevation and regular sash windows interspersed with late-C20 entrance doors to the north elevation. This elevation also has a late-C20 timber gate towards the centre. The eastern end is formed by the northern end of the north-south range. It is symmetrical and has two, six-over-six, sash windows with stone cills, on each storey.

The principal elevation of the north-south range is to the east and is more domestic in character, having two chimney stacks which rise through the hipped roof. All window openings have stone cills: to the ground floor they are narrow, four-over-four sash windows and to the first floor, larger, six-over-six sash windows. The late C20 entrance door is centrally located under a lean-to porch. The southern end is single storey where it joins the rear of the centerpiece. The rear elevation of the north-south range has regular six-over-six, sash windows to the ground floor and a single, larger, six-over-six sash windows to the first floor, where there is also a central, circular window of nine panes. The rear of the eastern pavilion has regular cross casements and a projecting porch with scalloped parapet.

### **3.0 The Proposal**

3.1 Planning permission and listed building consent is sought to carry out repairs to the window and door units of the existing building. Specifically, the undertaking of repair and re-decoration works to the existing windows and doors within the Grade II listed former RAF airmen's institute building. The proposed works consist of the easing, adjustment, repair, refitting and re-decoration of 51 crittal window and 29 timber windows, the replacement of up to 5 cracked or missing glazing panels to crittal windows and the replacement of two timber framed doors and five UPVC doors with new timber framed units.

3.2 The proposed timber repair works specifically include:

- 1) Ease and Adjustment of Existing Windows
- 2) Ease and Adjustment of Secondary Glazing (repairs only)
- 3) Installation of draught seals
- 4) Replacement of sub-frames to windows deemed beyond repair (Flat 7 - 2no windows)
- 5) Preparation of all timber and metal window surfaces and redecoration

#### 4.0 History

04/00577/LBC	APPRET	Replace existing door to quadrangle serving no's 6 and 14 Spitfire Court with a wrought iron gate. Move door entry from flat entrance to wall outside gate.
04/04395/LBC	PER	Replace existing door to quadrangle serving nos. 6 and 14 Spitfire Court with wrought iron gate and move current door entry system unit from main flat entrance to wall outside proposed gate.
87/00010/TG	PER	Conversion of existing Spitfire Club building to residential units (17 no. flats) and improvements of access road.
87/00012/TG	PER	Conversion of existing Spitfire Club building to residential units (17 no. flats) and improvements of access road.
77/00002/TG	PER	Change of use to community use.
77/00021/TG	PER	Change of use to air history museum.
85/00030/TG	REF	Portal framed sports and leisure centre on site of original timber framed play school and youth club.
86/00014/TG	PER	Portal framed and brick sports and leisure centre.
05/00118/COU	PER	Change of use of disused store to part-time drop-in base for wardens.

#### 5.0 Constraints

Listed Building	Grade II
Conservation Area	TG
Rural Area	NO
AONB	NO
Tree Preservation Order	NO
EA Flood Zone	
- Flood Zone 2	YES
- Flood Zone 3	YES

## **6.0 Representations and Consultations**

### **6.1 Parish Council**

Tangmere Parish Council objects to this application on the grounds that the proposed works do not provide the improvement required to bring the doors and windows up to the standards of thermal efficiency that the parish council would expect in residential accommodation in the 21st century. The parish council would welcome clarity about the current energy performance certificate (EPC) rating of the building and what the EPC rating would be after the proposed work

### **6.2 Historic Buildings Advisor**

The nature of the works are such that a great deal of minor but relatively detailed works are proposed as taking place. Many of these works comprise repairs and minor alterations which whilst I have made a full assessment of, may not for the sake of brevity, merit a specific mention. The assessment of the major works is detailed below:

1. The building has a mix of Crittal windows within timber frames as well as timber sash windows. Windows, cills, mullions, frames to be repaired, eased and adjusted, filled with resin where necessary. Ironmongery refurbished or replaced if broken beyond repair or missing. Installation of modern seals and draught excluders to the sash windows. All Windows to be redecorated. Some broken single glazed panes to be replaced. All of these will not require Listed Building Consent because they are part of repairs and maintenance. The method statement for carrying out these works is suitable and acceptable for a listed building.
2. Operation and configuration of the secondary glazing will also be carried out. These repairs and maintenance of the existing will not require Listed Building Consent. See also Note in Summary.
3. The building has a number of existing external entrance doors within timber frames. Doors, transoms, frames to be repaired, eased and adjusted, filled with resin where necessary. Ironmongery refurbished or replaced if broken beyond repair or missing. Installation of modern seals and draught excluders. All doors and frames to be redecorated. All of these will not require Listed Building Consent because they are part of repairs and maintenance. The method statement for carrying out these works is suitable and acceptable for a listed building.
4. Proposals for Flat 7 where there are two windows which need the timber framework replacing. This is suitable and acceptable in Listed Building Terms for the particular windows WB06 and WB07 as having inspected them the timber work is beyond repair. The proposal will include repairs and maintenance works to the Crittal windows that sit within the timber framework as per item 1 above.
5. There are proposals to replace existing door sets with new timber single glazed ones; one single and one pair of entrance doors as well as three patio type sliding doors, all decorated. The majority of these are to replace uPVC doors which are unsuitable for listed buildings. The single door is to replace an unsuitable and modern door set. All of these works described and detailed are acceptable in Listed Building terms.

The works described are suitable for this Listed Building and should ensure that the building will be restored from the poor state of the windows and doors to a better situation. In future planned maintenance should be carried out regularly including monitoring of the causes of damp which have contributed to some of the issues here and would then require less intervention.

It is noted that there is a Provisional Sum within the schedule of works for replacement of secondary glazing. Before this is proposed to be spent, a schedule of any new replacements will need to be submitted for a new listed building application together with any justifications for the works. This applies to any other replacement/new works that arise.

### 6.3 Third Party Representation

No third-party representations have been received.

## 7.0 Planning Policy

### 7.1 The Development Plan

The Development Plan for the area comprises the Chichester Local Plan: Key Policies 2014-2029, the CDC Site Allocation Development Plan Document and all made neighbourhood plans. The Tangmere Neighbourhood Plan was made on July 2016 and forms part of the Development Plan against which applications must be considered.

The principal planning policies relevant to the consideration of this application are as follows:

### 7.2 Chichester Local Plan: Key Policies 2014-2029

Policy 1: Presumption in favour of sustainable development

Policy 2: Development strategy and settlement hierarchy

Policy 6: Neighbourhood development plans

Policy 33: New residential development

Policy 47: Heritage and design

### 7.3 Tangmere Neighbourhood Plan

Policy 1: A Spatial Plan for the Parish

Policy 10: Design

### 7.4 National Policy and Guidance

Government planning policy comprises the revised National Planning Policy Framework (NPPF 2021) and the Listed Buildings and Conservation Areas Act (1990). Paragraph 11 of the revised NPPF states that plans, and decisions should apply a presumption in favour of sustainable development, and for decision-taking inter alia this means:

c approving development proposals that accord with an up-to-date development plan without delay; or

*d* where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i.* the application of policies in this Framework that protect areas of assets of particular importance provides a clear reason for refusing the development proposed; or
- ii.* any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Consideration should also be given to the following paragraph and sections:

Sections 2 (Achieving sustainable development), 4 (Decision-making), 12 (Achieving well-designed places), 14 (Meeting the challenge of climate change, flooding and coastal change), and 16 (Conserving and enhancing the historic environment).

The relevant paragraphs of the National Planning Practice Guidance have also been taken into account.

## 7.5 Other Local Policy and Guidance

The following documents are material to the determination of this planning application:

- CDC Advice Note on external alterations to Listed Building in Chichester District
- CDC Advice Note on windows in Listed Buildings

## 7.6 The aims and objectives of the Chichester in Partnership Community Strategy 2016-2029 which are relevant and material to the determination of this planning application are:

- Protect and support the most vulnerable in society including the elderly, young, carers, families in crisis and the socially isolated
- Support and empower communities and people to help themselves and develop resilience
- Support communities to meet their own housing needs

## 8.0 Planning Comments

### 8.1 The main issue arising from this proposal are:

- i.* Principle of development,
- ii.* Impact of the proposal on the character and setting of the listed building and Tangmere Conservation Area.

### Assessment

#### *i.* Principle of development

8.2 The proposed works involve improvements to the thermal efficiency of the host building, with no physical additions or major alterations proposed other than the replacement of existing window and door units with like for like matching units. As such the principle of the

proposal is acceptable and in accordance with Policies 2, 33 and 47 of the Chichester Local Plan.

- ii. Impact of the proposal on the character and setting of the listed building and Tangmere Conservation Area.
- 8.3 Section 66 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, states that "In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses." In addition, Section 72 of the Act states that "special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."
  - 8.4 Policy 47 of the Chichester Local Plan states that permission will only be granted where it can be demonstrated that the proposal conserves or enhances the special interest and settings of the designated heritage assets.
  - 8.5 Policy 33 of the Chichester Local Plan and Policy 10 of the Tangmere Neighbourhood Plan sets out that any proposed development must meet the highest standards of design and provide a high-quality living environment in keeping with the character of the surrounding area and its setting.
  - 8.6 The existing windows installed in Spitfire Court reflect the originally designed character of the building. The majority are showing signs of disrepair and require urgent maintenance in order to make the building draft proof and watertight, and to improve its thermal efficiency and internal living environment. The current single glazed timber and crittal windows are in particularly poor condition and offer little thermal insulation and in some cases are unopenable. The proposed works include the installation of replacement window units. All the repairs and replacements would ensure that the resultant windows would be of an identical profile and appearance to the existing windows and would be constructed with matching timber frames.
  - 8.7 The proposed repair works seek to extend the life expectancy of the existing window units whilst improving the sustainability of the building as well as its appearance. By retaining the existing units, and only repairing and replacing parts where necessary, the scheme would ensure that the building would not lose a significant proportion of its historic built fabric and would be improved in a manner that is consistent with its originally planned character.
  - 8.8 The proposal seeks to replace seven doors within the building, which would represent the loss of a significant amount of historic material, although four of these doors are in UPVC. The newer doors would be replaced by more traditional timber units that would be more in keeping with the general character of the building. The remaining three doors are in an irreparable condition but would also be replaced with like for like timber units.
  - 8.9 The Council's Historic Buildings Advisor has reviewed the application and has confirmed that the works described are suitable for this Listed Building and should ensure that the building will be restored from the poor state of the windows and doors to a better situation.



8.10 Overall, it is therefore considered that the proposed works would have a positive impact on the character and appearance, setting, and status of the listed building, and in doing so would make a positive contribution to the general character of the surrounding Conservation Area. Accordingly, it is deemed that the proposal is acceptable in design terms and would be in accordance with Policies 33 and 47 of the Chichester Local Plan as well as Policy 10 of the Tangmere Neighbourhood Plan.

iii. Other Matters

8.11 Tangmere Parish Council has objected to the proposed development on the grounds that the proposed repair works would not provide the level of thermal efficiency improvements that are required for the host property to bring it up to an acceptable energy saving standard.

8.12 Following a request from the Parish Council, the applicant has submitted Energy Performance Certificates for all 14 addresses at the property, which show that energy performance of the building can be improved through methods such as improving the specification of the building's insulation. The proposed works would improve the thermal performance and insulation of the building by sealing all of the building's openings properly. This considered with the window frame and glazing improvements would improve the energy performance of the building and is in line with national energy saving objectives would also be safeguarded by current building regulations legislation.

Conclusion

8.13 Based on the above, it is considered the proposal would not result in a harmful impact to the character and appearance of grade II building or the character of the Tangmere Conservation Area. The proposed works are considered to represent a sound approach by retaining the important features of the listed building, whilst improving the energy saving specification of the existing residential conversion. Therefore, the proposal is considered to comply with the abovementioned national and local plan policy and the applications for planning permission and listed building consent are recommended for approval subject to several conditions.

Human Rights

8.14 In reaching this conclusion the Human Rights of the applicants and nearby occupiers have been considered and it is concluded that the recommendation to permit is justified and proportionate.

**TG/21/03561/FUL**

**RECOMMENDATION**

**PERMIT** subject to the following conditions and informatives:-

1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2) The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Decided Plans"

Reason: For the avoidance of doubt and in the interests of proper planning.

3) All new works and making good of the retained fabric whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture, profile and style.

Reason: To safeguard the architectural and historic character of the Listed Building or to ensure the detailing and materials maintain the architectural interest of the building

4) The construction of the development and associated works shall not take place on Sundays or Public Holidays or any time otherwise than between the hours of 0700 hours and 1800 hours Mondays to Fridays and 0800 hours and 1300 hours on Saturdays.

Reason: In the interests of residential amenity.

### **TG/21/03562/LBC**

#### **RECOMMENDATION**

**PERMIT** subject to the following conditions and informatives:-

1) The works for which Listed Building Consent is hereby granted must be begun no later than the expiration of three years beginning with the date of this consent

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) The works hereby permitted shall be carried out in accordance with the plans listed below under the heading "Decided Plans"

Reason: To ensure the works comply with the listed building consent.

3) All new works and making good of the retained fabric whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture, profile and style.

Reason: To safeguard the architectural and historic character of the Listed Building or to ensure the detailing and materials maintain the architectural interest of the building

## Decided Plans

The application has been assessed and the decision is made on the basis of the following plans and documents submitted:

Details	Reference	Version	Date Received	Status
PLAN - PROPOSED ELEVATIONS	T3-0983-04		20.01.2022	Approved
PLAN - PROPOSED WINDOW & DOOR SCHEDULE	T3-0983-05		20.01.2022	Approved
PLAN - EXISTING TYPE E TRADITIONAL REBATED DOUBLE DOORS	A16		13.12.2021	Approved
PLAN - EXISTING TYPE H TIMBER SINGLE DOOR DETAILS	A19		13.12.2021	Approved
PLAN - EXISTING BLOCK AND LOCATION PLAN	T3-0983-01		13.12.2021	Approved
PLAN - EXISTING ELEVATIONS	T3-0983-02	A	13.12.2021	Approved
PLAN - EXISTING WINDOW AND DOOR SCHEDULE	T3-0983-03		13.12.2021	Approved
PLAN - TYPICAL WINDOW SECTIONS	Typical Window Sections		13.12.2021	Approved
PLAN - WINDOW WEDGE SEAL	WS 1580		13.12.2021	Approved

## INFORMATIVES

1) The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

For further information on this application please contact Calum Thomas on 01243 534734

To view the application, use the following link - <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R423MGERIV400>