**Development Management - Delegated Officer Report**

**Application Number: AWDM/1090/16** **Recommendation – Approve**

**Site:** **Municipal Hangar, 15 Cecil Pashley Way, Shoreham (Brighton City) Airport, Lancing**

**Proposal:** **Proposed replacement roof and north walls of main hangar building with fibre cement profiled sheeting in natural grey.**

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**Application Number: AWDM/1091/16** **Recommendation – Approve**

**Site:** **Municipal Hangar, 15 Cecil Pashley Way, Shoreham (Brighton City) Airport, Lancing**

**Proposal:** **Application for Listed Building Consent for proposed replacement roof and north walls of main hangar building with fibre cement profiled sheeting in natural grey.**

**Date of site visit:** 4 August 2016

**Neighbours checked:** Y

**Additional neighbour notifications:** N

**Proposal, Site and Surroundings**

Planning permission and Listed Building Consent are sought for the replacement of the external roof cladding on the main hangar building to the east and west slopes of the double pitched roof, and the north-facing vertical wall. Also proposed is the replacement of the existing metal framed roof lights which extend virtually the entire depth of the building (2 no. double rows on the eastern and westernmost extremities of the roof and 4 no. single rows on the main roof spans).

The hangar is Grade II listed. The application does not seek to change the structural framework, size, footprint, or exterior doors of the hangar.

The application is supported by a Design and Access Statement, a Heritage Statement, a Structural Report and a product specification.

**Relevant site history**

AWDM/0252/12 & AWDM/0253/12 - Applications for Planning & Listed Building Consent for proposed replacement roof and north walls of main hangar building with fibre cement profiled sheet roofing in natural grey.

**Consultations**

***Adur & Worthing Councils:***

The Council's Conservation Architect comments that, having looked at the previous applications in 2012, they appear to be identical to the current applications, and therefore he has no objections

***Lancing Parish Council:*** No objections to either application.

***Southern Water***: No objection

**Representations**

None

**Relevant Planning Policies**
Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AB7-9, AT9.
National Planning Policy Framework (CLG 2012)

**Planning Assessment**

***Principle***

Saved Local Plan Policy AB7 states that listed building consent for alterations to a listed building will only be permitted where it is considered that the character of the listed building would not be adversely affected. The reinstatement or replication of original features of listed buildings is encouraged by Policy AB8 and the use of materials consistent with those originally used is required by Policy AB9.

Saved Local Plan Policy AT9 supports the continued use of Shoreham Airport as a General Aviation airfield and the provision of facilities necessary for the safety and operational efficiency of the Airport.

The applicant's Structural Report states that there are chronic problems with the sixty year old envelope of the building rather than with the structure. It further states that the asbestos cement roof and wall sheets are a hazard due to their composition, and are brittle, with numerous holes and cracks in the individual sheets. The roof is under stress by wind buffeting from above and below.

The proposed cladding system would replace the existing asbestos cement boarding with high strength fibre cement sheeting which would replicate the existing corrugated profile and sheet size. The fixings proposed would be non-invasive galvanised J blots and would not involve any drilling into the important structure of the Hangar. The proposed natural grey finish is considered a suitable match to the existing.

The existing roof lights are currently glazed with glass sheets which are mounted within aluminium profiled frames. The rooflights are in a very poor condition with safety netting in place underneath where the glass is loose and

at risk of falling. It is proposed to replace the rooflights using translucent GRP sheeting (profiled to match the cladding). The Council's Conservation Architect previously identified (in 2012) the rooflights as an original feature and considered it regrettable that the rooflights will not be reinstated in their original form.

In the context of conserving the historic environment, the NPPF states (paragraph 131):-

*"In determining applications, local planning authorities should take account of:-*

- *The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation."*

It is evident from the structural report and Design and Access Statement that the commercial viability of the Hangar and the Airport as a whole are directly linked. Whilst the Hangar is currently in use for the storage of some light aircraft, it is by no means being used to its full economic potential owing to its very poor condition.

The Heritage Statement refers to the importance of the group value in the listing of the Hangar. The storage of and protection of aircraft being closely linked to the functioning of the Airport, having a symbiotic relationship with the listed Control Tower, each having a degree of reliance on the other. It is therefore also considered important in terms of the historic value of the Airport that the Hangar is quickly brought back into safe working condition.

On balance, the loss of some original historic detail through replacing the glazed rooflights with clear, profiled GRP is outweighed in this case by the overriding importance to the historic value of the group listing of bringing the Hangar back into viable economic use.

It is concluded that listed building consent and planning permission should be granted.

**Recommendation**

**AWDM/1090/16**

**APPROVE subject to conditions:-**

1. Approved drawings
2. Standard 3 year time limit
3. The re-cladding to the roof and north wall shall consist of Marley Eternit Profile 6 fibre cement profiled sheet cladding in 'Natural grey' unless otherwise approved in writing by the LPA.
4. The proposed replacement of the rooflights shall consist of Filon Translucent GRP sheeting profiled to match the main roof/cladding system unless otherwise approved in writing by the LPA.

**AWDM/1091/16**

**APPROVE subject to conditions:**

1. Approved Plans
2. Standard 3 yrs LB time limit
3. Safeguard building during construction works and making good any damage
4. Notwithstanding the brochure details/drawings submitted, no development shall take place unless and until precise details of the sheet sizes of the proposed Marley Eternit Profile 6 roof and vertical sheeting, and the Filon Translucent GRP sheeting, and their method of mounting and fixing to the structure of the building have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall only be carried out in accordance with such precise details as are approved.

**Is recommendation contrary to letter(s) of representation? No**

Case Officer: Peter Barnett Date: 9 September 2016

Authorised by: Gary Peck Date: 9 September 2016