



Appeal Decision

Site visit made on 7 October 2025

by Stuart Willis BA Hons MSc PGCE MRTPI

an Inspector appointed by the Secretary of State

Decision date: 31st October 2025

Appeal Ref: APP/L3815/Y/25/3366522

Tangmere House, Tangmere Road, Tangmere, Chichester, West Sussex PO20 2HB

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) against a refusal to grant listed building consent.
 - The appeal is made by Mrs A Coote against the decision of Chichester District Council.
 - The application reference is TG/25/00063/LBC.
 - The works proposed are to replace glazed sidelight screen to lounge.
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Decision

1. The appeal is dismissed.

Preliminary Matters

2. I have taken the description of development from the application form as confirmation that a change was agreed has not been provided and it is sufficiently precise.
3. As the proposal is in a conservation area and relates to a listed building, I have had special regard to sections 16(2) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) (the Act).

Main Issues

4. The main issues are whether the proposal would:
 - Preserve the Grade II listed building known as “Tangmere House” (Ref: 1234279) and any of the features of special architectural or historic interest that it possesses; and
 - Preserve or enhance the character and appearance of the Tangmere Conservation Area.

Reasons

Tangmere House

5. Tangmere House is a 2-storey former farmhouse dating from the late 17th century with later additions. It is a partly red brick and part flint-faced building with redbrick dressings and quoins. The property retains many historic features and fabric. Although varying in style in places, the windows and doors reflect the traditional materials and detailing with many openings retaining historic glass. While different in terms of design and appearance, this includes the opening subject to this appeal which is an important link to the garden.

6. Given the above, I find that the special interest of the listed building, insofar as it relates to this appeal, is primarily associated with its architectural interest as derived from the use of traditional materials and its evidential interest, is derived from its historic fabric.
7. The proposed works would lead to the removal and replacement of a set of integrated windows and doors that provide access to the garden at the rear of the property. The proposal would match the form, detailing and operation of the existing features they replace in line with Historic England advice¹.
8. From the RGM Joinery statement (the Statement) and my observations on site, parts of the existing sidelights and doors are clearly in a poor condition. Elements of timber at the bottom have detached or rotted. There were also gaps around parts of the glass where fixings were no longer in place. It is likely that this is leading to water ingress and heat loss. The Statement suggests that only replacing the bottom section would weaken the structure of the frame and lead to repair issues later.
9. While it is suggested that the windows underwent significant repairs by a previous owner following a break-in in the 1990s, there is no clear information or assessment of the existing fabric to support this or explain the extent of the works that took place. The upper parts of the glazing and timber frame are in a better condition than the lower sections and some of the glass at the top appears to be historic.
10. Paragraph 207 of the National Planning Policy Framework (Framework) requires applicants to describe the significance of any heritage assets that may be affected by a proposal. This should be proportionate to the assets importance and sufficient to understand the potential impact of a proposal on its significance when assessed using appropriate expertise. In this instance insufficient information about the existing fabric has been provided.
11. The Statement is relatively brief and does not indicate it was carried out by a suitably qualified specialist in conservation joinery and listed building repair. There is a lack of detailed evidence to justify the extent of the works which include the removal of the top section of the timber and glazing that is in a better condition. It has not been demonstrated that this area is incapable of being retained or that other options, such as splicing have been fully explored that would maximise the retention of historic fabric. As such, I cannot be sure that the works cause the least possible loss of historic fabric.
12. Given the above, I find that the proposal would fail to preserve the special interest of the listed building. Due to the limited extent of the works, it would lead to harm at the lower end of less than substantial harm. Nevertheless, this would be of considerable importance and weight.
13. There would be public benefits from thermal improvements and associated reduction in carbon emissions as well as from ensuring the building is watertight, preventing further deterioration of the historic fabric. However, as this relates to one opening these benefits only attract limited weight. The continued viable use of the appeal property as a residential dwelling is also not dependent on the proposal as the building has an ongoing residential use that would not cease in its absence.

¹ 5.1 - Traditional Windows Their Care, Repair and Upgrading

14. Consequently, I find that the public benefits do not outweigh the harm to the designated heritage asset, the conservation of which carries great weight. As such, the proposal would fail to preserve the special historic interest of the listed building. It would fail to satisfy the requirements of the Act and paragraph 210 of the Framework.

Tangmere Conservation Area (CA)

15. The CA covers much of the historic core of the village. It was initially developed around the local church in medieval times before later growth around communal space. It comprises loose groupings of primarily residential properties many exhibiting traditional features, design and materials with frequent landscaping often in generous plots.
16. Given the above, I find that the significance of the CA is derived, insofar as relevant to this appeal, to be the historic properties, many in flint and brick in a verdant rural village context. Tangmere House is an example of one of these historic properties reflecting the materials, appearance and history of uses in and around the CA. As such, it contributes positively to the significance of the CA.
17. There would only be glimpses of the proposed changes from the public domain over and through boundary vegetation and treatments. These views would be over some distance given the set back of this elevation from the road. Moreover, the appearance of the replacement features would replicate the existing ones.
18. Due to the extent of the changes, limited visibility from the public and private domains and the effect on the CA as a whole, the proposal would preserve the character and appearance of the CA. This would satisfy the requirements of the Act and paragraph 210 of the Framework.

Conclusion

19. For the above reasons and having regard to all other matters raised I conclude that the appeal should be dismissed.

Stuart Willis

INSPECTOR