

5 November 2025

Delivered via the Planning Portal

Wiltshire Council
Monkton Park Offices
Monkton Hill
Chippenham
SN15 1ER

Ref: OLDS3000

Dear Sirs,

**SUBMISSION OF DETAILS PURSUANT TO LISTED BUILDING CONSENT PL/2024/00102 – CONDITION 3
HANGAR 3, OLD SARUM AIRFIELD**

On behalf of our client, Old Sarum Airfield Ltd, we are pleased to submit details to discharge planning condition 3 pursuant to Listed Building Consent PL/2024/00102 at Hangar 3, Old Sarum Airfield.

SITE CONTEXT

Listed Building Consent was granted on the 11th March 2024 under reference PL/2024/00102 for the following:

“Repair and Refurbishment of Hangar 3. Including repair / replacement of damaged or missing trusses and reroof hangar with a standing seam roof. Repairs / rebuilding will also be carried out to the walls, doors, floor, clerestory windows and rooflights in materials to match existing.”

A number of conditions are imposed on that consent, with different trigger timings for the submission of further information at various stages of the work.

Condition 3 requires that:

“Prior to commencement of any works deemed necessary by the structural engineer’s report (indicated in the Design & Content Report, p24 para 1.0), or for any other reason, that are in addition to those defined in the Cost Plan Rev A, details of those additional works shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.”

The rationale for, and intent, of condition 3 is encapsulated in the officer’s report, as set out below;

“Recent collapses are substantial, with the loss of most of the roof, the northern (NE) doors, brick piers and a small area of adjacent brickwork. The DCR sets out (p24) the sequence of work for tackling the repairs, with an initial inspection by a structural engineer to establish the works required at that time. If work is not commenced promptly then it is likely that more of the building will require attention than currently detailed. Works to historic buildings in poor repair are usually impossible to define precisely in advance of commencement, and a degree of flexibility of the consent granted is necessary. In order to ensure that the

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works deemed necessary accord with the expectations of the planning authority and Historic England, it would be prudent to review the guidance of the applicant's structural engineer prior to works at para 3.0 proceeding. If, for example, it were considered that significant amounts of the remaining brickwork structure were beyond repair then further discussion would be required. The LPA's understanding from the available reports is that the majority of the brickwork is currently capable of retention. The areas proposed for rebuilding are the recently collapsed elements at the NE end and a section of the central arcade (DCR pp17,25)."

In this context, Condition 3 therefore specifically requires further details to be submitted prior to the commencement of development of any additional works deemed necessary by the structural engineer's report, "or for any other reason". Since the grant of Listed Building Consent, and following recent events, additional work has been identified as being required in addition to those defined in the Cost Plan Rev A, in order to facilitate the repair and refurbishment of Hangar 3. This requirement is similarly captured by the phrase "or for any other reason" in the condition wording.

This submission therefore positively responds to the requirements of Condition 3 of the LBC, which requires those additional works to be submitted to, and approved in writing by the Local Planning Authority.

Following a full structural survey on 20th August 2025 undertaken by Integral Engineering, the 'Design and Condition Report' has been updated accordingly, and is submitted for approval, alongside relevant appendices. Chapter 9 of this document presents an addendum setting out the scope of revised works required.

APPLICATION SUBMISSION

As such, the following documentation is submitted pursuant to condition 3:

- **Design and Condition Report, Old Sarum Airfield Repairs to Hangar 3 (September 2025) (rev 9765 / A05a) including:**
- **Appendix A. Tim Radcliffe. Old Sarum Airfield, Hangar 3, Condition Report (2023).**
- **Appendix B. James Carroll, Ltd - The Hangar 3 Project: Truss Repair Method (2017)**
- **Appendix C. Feilden+Mawson - 9441 110 A04 DAS (August 2023)**
- **Appendix D. Feilden+Mawson – Conservation Management Plan D21 (July 2023)**
- **Appendix E. Integral Engineering - Structural Survey Report P01 (August 2025)**

In addition, an updated Cost Plan (Rev B dated 29th October 2025) prepared by BLB Kilminster Beer LLP is also submitted.

This application is submitted via the Planning Portal under reference PP-14452361.

We trust that the above information and the submitted documents are satisfactory, and we look forward to receiving acknowledgement of our submission and its validation. We would welcome an early determination of this application.

If you have any queries in relation to the details submitted, or require any additional information, please do not hesitate to contact me.

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Yours sincerely,

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