



From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 06 August 2021 17:01
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: A/138/21/L

A/138/21/L

Ham Manor Golf Club West Drive Angmering BN16 4JE

Listed building consent for repositioning of the Golf Clubs main Bar and repositioning of modern timber stud wall to Snooker Room, exposure of fireplace and door opening works and the sealing up of 2 doors (former bar door opening & former door opening into the bar seating area).

The listing description helpfully identifies that the original portion of the building is the east wing, which was built by William Kinleside Gratwicke in 1822. It is faced with Roman cement with a hipped slate roof and eaves cornice. The end window-bays are flanked by pilasters. The ground floor windows have moulded architrave surrounds with rectangular fanlights. The north front has a porch with the original service wing to the west of it.

The Manor was comprehensively renovated, enlarged and redecorated in 1929. This included an addition in a matching style which was added to the south of the original service wing with a piece joining the two and making a half H-plan facing south. The interior dates from the same time of the renovation.

The comprehensive heritage statement provided as part of the application identifies that there are traces of the earliest part of the building which are still visible. However, the more intact Georgian structures can be found in the Coach House, the flint wall and red-brick boundary piers, and Ham Farm outbuildings. It is considered to be of architectural, historical and Communal significance.

The Proposal

The proposal relates to various internal works to the listed building, including the repositioning of the Golf Clubs main Bar, repositioning of modern timber stud wall to the Snooker Room, exposure of fireplace and door opening works and the sealing up of two doors (former bar door opening and former door opening into the bar seating area).

Whilst the works have already been undertaken, they are of a scale that they do not harm the significance of the building. In fact, the alterations predominantly affect modern fabric, whilst allowing for other elements such as the fireplace to be exposed and to be seen.

Whilst I would normally expect that consent would be submitted prior to the commencement of the works, they are considered to be acceptable in this situation, and not cause harm.

It is suggested that in the future, any planned works should be discussed with the LPAA prior to their implementation, even if they are ultimately to be considered to be acceptable.

Conclusion

The application is considered to not cause harm to the significance of the heritage asset. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments. You will also need to take into account the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White
Principal Conservation Officer,
Planning Services



Please note: I work on Conservation for half of the working Week (all day Monday and Friday and Tuesday Afternoons)

T: 01903 737717

E: Martyn.White@arun.gov.uk or Conservation.officer@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

Sign up to our newsletter [here](#)

To register to receive notification of planning applications in your area please click on the link below

<https://www1.arun.gov.uk/planning-application-finder>

