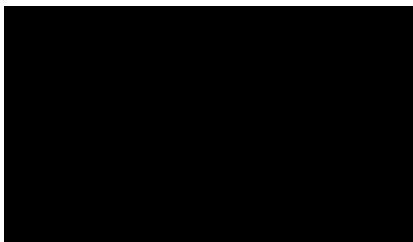


PL- Consultation- Conservation Officer response



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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 17 July 2026 16:06
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Silvie Steiningerova <Silvie.Steiningerova@arun.gov.uk>
Subject: A/72/26/L

A/72/26/L

Address: Ham Manor Golf Club West Drive Angmering BN16 4JE

Proposal: Listed building consent for the replacement of the main entrance steps with a new entrance arrangement incorporating integrated disabled ramp access with existing steps remaining in situ, fully intact and unaltered, but will be temporarily covered by the new structure.

Heritage Assets

Ham Manor is a Grade II Listed Building. The listing description identifies the eastern wing as the original part of the building, constructed by William Kinleside Gratwicke in 1822. It is faced in Roman cement beneath a hipped slate roof with an eaves cornice. The end bays are articulated by pilasters, while the ground-floor windows have moulded architrave surrounds and rectangular fanlights. The north front incorporates a porch, with the original service wing extending to the west.

In 1929, the house underwent a comprehensive programme of restoration, enlargement and redecoration. This included the construction of a matching extension to the south of the service wing, linked to the earlier building by a connecting range to create a half H-plan facing south. Much of the present interior also dates from this phase of works.

The eastern range represents the identified 1822 core of the building, as described in the statutory list entry. Historic Ordnance Survey mapping indicates that the house had been enlarged prior to the comprehensive restoration and remodelling undertaken in 1929, demonstrating that the building evolved through a number of development phases during the 19th century. However, the precise extent and chronology of these earlier alterations remains uncertain. The present form of the building is therefore the product of successive phases of change, with the 1929 works representing the most substantial intervention, resulting in the half H-plan arrangement and much of the surviving interior noted in the list description.

Comments

Ham Manor is an attractive building which illustrates the development of a country house into a community and recreational facility. The evolution of the building and the various phases of its development contribute to its significance. It is disappointing that no appropriate Heritage Statement has been submitted which adequately assesses the impact of the proposals upon the building's significance. I note that a Heritage Statement prepared for a previous proposal affecting the ground floor has been submitted. However, this assesses a different scheme of works and does not provide an assessment of the impact of the current proposals.

Likewise, it is disappointing that no existing or proposed elevations, and no plans, have been provided as part of the application. Such information is necessary to enable a full assessment of the proposals by the applicant, their heritage consultant and the Local Planning Authority.

The principle of improving accessibility to the listed building is supported and the aspiration to provide inclusive access through the principal entrance is welcomed. The retention of the existing entrance steps beneath the proposed structure is also a positive aspect of the scheme, as it avoids the direct loss of historic fabric and offers the potential for future reversal.

Notwithstanding this, concerns remain regarding the design of the proposal. The existing entrance derives significance from its simple and formal relationship with the classical portico and principal doorway. Whilst the proposal seeks to retain the historic steps, the introduction of a broad ramped structure, raised side upstands and a complex stepped arrangement would alter the appearance and legibility of the historic entrance. The design appears visually busy and it has not been demonstrated that it represents the simplest or least intrusive means of providing step-free access.

The proposal also includes alterations to the existing handrails and therefore the approach to the principal doorway. Whilst limited in isolation, these changes contribute to the cumulative impact upon the character and appearance of the principal entrance.

Consequently, it is considered that the proposal would result in a low level of less than substantial harm to the significance of the Grade II listed building through its impact on the character and appearance of the principal entrance.

Conclusion

The proposal is such that the impact can be described as causing less than substantial harm in accordance with paragraph 215 of the NPPF (2024). The level of harm is considered to be on the lower end of the scale. As such, you will also need to consider the public benefits that the development may achieve as part of your assessment of the application, along with the contents of section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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Principal Conservation Officer, Planning

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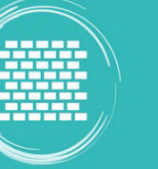
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