

Re: A/73/26/L - Ham Manor Golf Club, West Drive, Angmering

I wish to object to planning application A/73/26/L for the installation of an external fire escape on a Grade II listed building.

Ham Manor is a beautiful and historically interesting building which, in my view, makes an important contribution to the local area. As identified in the listing description, the oldest part of the house is the east wing, built in 1822 by William Kinleside Gratwicke, and it retains a number of its original features. The house was later restored and extended in 1929 to create its present form, resulting in a building of considerable architectural and historic interest. The windows are an important feature of the building, especially on the elevation affected by the proposal where the elevation has a symmetrical design. It is this special character and significance that I believe should be carefully protected.

My objection is not to the principle of ensuring the building meets modern fire safety requirements. However, I have significant concerns that the proposal would cause unnecessary harm to the character and appearance of this important listed building.

The proposed fire escape is to be positioned on what is arguably the clubhouse's most attractive and prominent elevation. This facade is a defining architectural feature of the building and is frequently photographed and enjoyed by members and visitors, particularly as it overlooks the area where people sit outside. It also forms a key view within the golf course itself, being clearly visible from the 18th hole and from the teeing area where golfers look towards the clubhouse as they complete their round. This elevation makes an important contribution not only to the architectural character of the listed building but also to its wider setting and appearance within the course.

The proposal would require the removal of an original sash window and its replacement with a doorway together with the addition of a substantial external steel staircase. The introduction of a doorway in this location would be out of character and is not a feature found elsewhere on the elevation. The staircase would also partially obscure the ground floor window which is itself another attractive feature. It would also significantly alter the symmetry and appearance of the historic facade. In my view, this would detract from the building's architectural integrity and, owing to its prominent siting on the elevation, diminish the significant character for which it is listed.

I am also concerned that the application does not appear to demonstrate why this particular location has been chosen - the south and east elevations are the most attractive and architecturally significant aspects of the building. I would ask the council to clarify with the applicant the justification for the proposed fire escape. To my knowledge, the clubhouse has operated for many years without an external fire escape and the application does not explain why one has now become necessary. If there are businesses operating from the upper floor of the building (which are not directly related

to the golf club's primary function) and/or living accommodation and the need for a fire escape arises from a change in the use or occupation of the upper floor, I would ask the council to satisfy itself that the relevant planning permission and any associated consents are in place and to consider whether the proposed alterations are a consequence of those uses rather than the historic use of the clubhouse itself.

If an additional means of escape is genuinely required to satisfy current fire safety standards I would expect the applicant to show that alternative locations or internal alterations have been considered and that this option represents the least harmful solution to the significance of the listed building. In particular it is not clear why the fire escape could not be accommodated on the north or west elevations of the building which are less visually prominent and make a lesser contribution to the principal architectural character of the clubhouse than the south and east elevations. The application does not appear to provide any assessment of such alternatives or explain why a less intrusive location would be unsuitable.

I note a Heritage Statement has been submitted with the application. The document is dated 21 June 2021. The photograph on the front page, showing the south elevation of the clubhouse, does not appear to reflect the building and its setting as they exist today, as the trees shown in the image have since been removed. This raises questions as to whether the document has been specifically prepared for or updated to reflect the current proposal.

I am concerned that no floor plans or elevations have been provided as part of the application, especially one which affects an important elevation. The only information available to understand what is proposed is a small number of photographs, including what appears to be an AI-generated image. This is not sufficient, and I would ask that the applicant be requested to provide these details as soon as possible.

Furthermore, I am unable to identify within that document a clear assessment of the impact of the fire escape on the significance of the listed building, particularly in relation to the loss of the existing sash window and the visual effect of the external staircase on the east elevation. As submitted, the Heritage Statement does not appear to provide a robust justification for locating the fire escape on one of the building's principal elevations, nor does it appear to consider whether less harmful alternatives are available. I would, therefore, ask the council to give careful consideration to whether the Heritage Statement adequately addresses this application.

Given the statutory duty to preserve listed buildings and the requirement that any alterations should do no harm to their special architectural and historic interest, I do not believe the application has adequately justified the loss of historic fabric or the visual impact of the proposed fire escape on this prominent elevation.

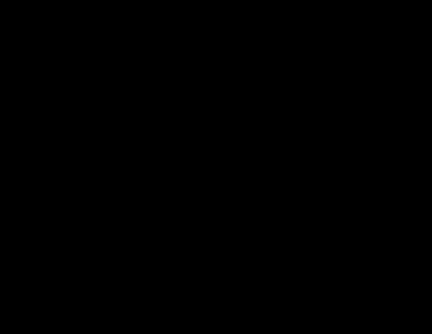
In addition, the proposal would not accord with the relevant policies of the Arun Local Plan - HER SP1 and HER DM1.

For these reasons I respectfully request that the application be refused.

Yours sincerely

Carolyn Nysingh

PL- Rep



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From: Elaine Walby <Elaine.Walby@arun.gov.uk> **On Behalf Of** Planning
Sent: 06 July 2026 09:50
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Objection to Planning Application Ref: A/73/26/L - Ham Manor Golf Club, Angmering

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From: Carolyn Nysingh [REDACTED]
Sent: 05 July 2026 18:56
To: Planning <Planning@arun.gov.uk>
Subject: Objection to Planning Application Ref: A/73/26/L - Ham Manor Golf Club, Angmering

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Good Evening

Please find attached letter of objection in relation to Planning Application A/73/26/L.

Kind Regards

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