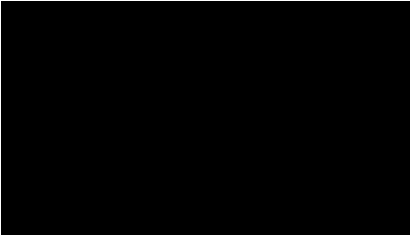


PL- Consultation- Conservation Officer response



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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 17 July 2026 16:05
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Silvie Steiningerova <Silvie.Steiningerova@arun.gov.uk>
Subject: A/73/26/L

A/73/26/L

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

Proposal: Listed building consent for the conversion of an existing first-floor sash window on the rear elevation into a new outward-opening timber escape door and a new external steel fire escape staircase would provide a secondary means of escape from the first floor and serve the proposed doorway.

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

The proposal seeks the replacement of an existing sash window with a door, together with the installation of an external fire escape staircase. The staircase would provide a secondary means of escape from the first floor and would serve the proposed doorway.

In assessing the proposal, consideration has only been given to its impact on the significance of the Grade II listed building. Issues to do with Health and Safety are outside of my remit.

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 buildings significance. I note that one used for a previous proposal on the ground floor has been provided. This assess the impact of a different scheme of works.

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

Notwithstanding this lack of information, it is clear that the eastern elevation is of significance. Historic mapping and the list description indicate that this part of the building forms part of the earlier historic development of Ham Manor. The elevation has a formal appearance with an attractive arrangement of sash windows which contribute positively to its architectural interest. As a result, this part of the building is particularly sensitive to change.

The proposal would affect both a first-floor sash window and the tripartite window below at ground-floor level. Not only would the proposal introduce a doorway into an elevation where no such opening currently exists at this level, but it would also require the removal of historic fabric. The introduction of a door in this location would appear out of character and would erode the architectural integrity of what is clearly an important elevation.

Based on the limited information submitted, the proposed staircase also appears substantial in scale. However, no scaled drawings have been provided to accurately demonstrate its dimensions or relationship with the building. The image submitted appears illustrative only and does not provide sufficient information for a proper assessment.

From the information available, the staircase would introduce a large and visually intrusive structure onto an important elevation. It would obscure views of the windows and disrupt the established rhythm and appearance of the fenestration. As a result, it would detract from the architectural character of the elevation and draw undue attention to a feature that has no historic precedent.

I am unaware of any assessment of alternative locations being provided, or in fact having been undertaken.

Overall, the proposal would result in the loss of historic fabric, the creation of a new doorway in a location where one has not historically existed, and the introduction of a prominent external staircase. These works would cause harm to the character and appearance of the listed building and I am therefore unable to support the proposal.

Conclusion

The level of information provided as art of this application is insufficient and needs improvement. However, it is clear that it would be harmful and is not capable of support from a built heritage perspective.

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). 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 16/66/72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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