

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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

To register to receive notification of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>

Our priorities...

 Improving the wellbeing of Arun	 Delivering the right homes in the right places	 Supporting our environment to support us	 Fulfilling Arun's economic potential	 Our core foundations	 
--	---	---	---	--	--

Connect with us: [Facebook](#) | [X](#) | [Instagram](#)

From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 29 January 2026 13:34
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Hebe Smith <Hebe.Smith@arun.gov.uk>
Subject: BN/121/25/L

BN/121/25/L

Barnham Court, Church Lane, Barnham, PO22 0BP

Listed building consent for proposed internal opening-up works to the main house at Barnham Court.

Barnham Court

Barnham Court is one of a few surviving and intact Artisan Mannerist buildings that possesses significant architectural and historic interest. It is an unusual mid C17 house in the style of Kew Palace and Broome Park, Kent. It is three storeys with five windows and constructed in red brick. There is a brick cornice above ground floor, and another heavier one with modillions above the

first floor. Each window bay on ground and first floors is flanked by brick pilasters. It has three shaped Dutch gables and a tiled roof, along with sash windows with glazing bars. Rusticated brick doorway with triglyph frieze and pediment.

The main house as existing is arranged with accommodation over 4 floors and includes a small cellar under the front of the house plan and part of the rear. There are also C19 additions to the lower elevation to the south.

It is interesting to note from the heritage statement that the main house appears to have remained historically in its originally intended private domestic use and internally few internal fittings remain except notably the oak staircase with large balusters, handrail and newel posts. Original chimney pieces have also been replaced.

It is of architectural, artistic and historic interest. Although the house is highly significant, the grounds are also important and contribute to its special interest and significance.

The Barnham Conservation Area

The Barnham Conservation Area is focused on the original medieval settlement of Barnham, lying to the south of the principal village. Surrounded by agricultural land, the conservation area has a distinctive rural character with buildings of various styles, ages and materials, principally brick, flint, plain clay tiles and natural slate. An informal pattern of development enhances the rural character, together with mature planting, flint boundary walling and grass verges.

The Proposal

The proposal is for internal opening-up works to the main house at Barnham Court. Although the works are internal, they are clearly intrusive and have the potential to affect historic fabric. As the building is of great historic and architectural importance, we need to ensure its surviving historic fabric is carefully protected.

I note that the applicants state the works have been designed to minimise risk and to remain reversible, targeted and justified, and it is positive that they have submitted an application for this. However, the extent of the works is considerable and spread throughout the whole building.

While the future programme of conservation and repair is welcome, the scale of the opening-up works has not been convincingly justified. Given the building's high historic and architectural interest, it is essential that surviving historic fabric is protected.

An adequate Heritage Statement is also required as part of this application, as set out in paragraph 207 of the NPPF. This should describe the building and its significance and show how this understanding has informed the proposed works.

Some limited opening-up may be acceptable, such as removing modern window-heating boxing, sanitaryware or the cast-iron floor grate. However, other elements, such as the proposed removal of timber panelling to look for potential historic openings are more problematic. It is not clear how much panelling would be taken down or what the intentions are for it afterwards. Before any intervention, the applicants should seek information from former owners, and provide further information as to how the panelling would be removed. Other areas are also of concern.

Conclusion

While the applicants' wider aims for conservation and repair are positive, the extent of the intrusive opening-up works cannot be supported in their current form, especially based on the level of information provided. As proposed, they would cause unnecessary harm to the historic

fabric. I would encourage the applicants to refine the scope of works so that any investigations are strictly limited, clearly justified, and fully reversible.

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 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White
Principal Conservation Officer, Planning

T: 01903 737717

E: Martyn.white@arun.gov.uk

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



Our priorities...

Improving the wellbeing of Arun

Delivering the right homes in the right places

Supporting our environment to support us

Fulfilling Arun's economic potential

The QR code is located in the top right corner of the banner. Below it is the Arun District Council logo, which features a stylized blue wave above the word 'ARUN' in a bold, sans-serif font, with 'DISTRICT COUNCIL' in a smaller font below it.