



LONDON OFFICE

Ms Hebe Smith
Arun District Council
Maltavers Road
Littlehampton
West Sussex
BN17 5LF

Our ref: L01602074

18th December 2025

Dear Ms Smith

Arrangements for Handling Heritage Applications Direction 2015

Barnham Court, Church Lane, Barnham PO22 0BP
Application No. BN/121/25/L

Thank you for your letter of 8th December 2025 regarding the above application for listed building consent.

Summary of Proposals

Set within formal gardens in a parkland landscape, Barnham Court is a fine example of a mid-17th-century mansion designed in the Artisan Mannerist style, which still retains the consistent and attractive character and appearance of its historical origins. Described as “the best of its date in the county” with proportions “more effective than many palaces” and “so similar to Kew Palace in Surrey that the same designer must surely have been responsible,”¹ the house possesses outstanding historical and aesthetic values reflected in its grade I statutory listing.

It is proposed to carry out a series of investigative opening-up works to reveal concealed historic fabric and construction details in order to improve understanding of the building’s condition, development and significance. This analysis is intended to inform future conservation and repair strategies, as well as ensure that design alterations are concentrated in less significant areas.

Request for Additional Information

While the future programme of conservation and repair is welcome, the need for the extensive and invasive opening-up works proposed has not been convincingly justified.

¹ Nairn, Ian. Pevsner, Nikolaus, *The Buildings of England: Sussex* (Yale, 2001).



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Given the high historic and architectural interest of the heritage asset, it is essential to protect and retain surviving historical fabric of merit. The Applicant should

therefore provide an adequate Heritage Statement, as required by paragraph 207 of the *National Planning Policy Framework* (NPPF). This should fully describe the historic structure and planform of the building, including age, fabric and significance, and demonstrate how this understanding has informed the proposals.

In particular, desk-based research using archival and planning records, together with detailed site survey work, should identify areas of historical and later alteration. Such investigations would ensure that any invasive opening-up works are clearly and convincingly justified.

In this respect, while some proposed opening up works, such as removal of modern window heating boxing, sanitary ware or cast-iron floor grate, may be acceptable, the proposed removal of areas of plaster or timber panelling to ascertain the existence of historic window or door openings is not supported by archival or site-based evidence identifying these as relevant locations.

In addition, it would be important to provide general information on the emerging design proposals for the site, in line with the owner's aspirations, to understand the rationale behind the intended opening-up works and to assess their relevance within a broader context.

Recommendation

Your authority should take these representations into account and seek additional information as set out in our advice, before determining the application.

If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely

Luciana Gallo

Luciana Gallo RIBA PhD FSA
Assistant Inspector of Historic Buildings and Areas
London and South East Regions Group
[REDACTED]



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From: Gallo, Luciana [REDACTED]

Sent: 19 December 2025 13:09

To: Hebe Smith <Hebe.Smith@arun.gov.uk>

Subject: HE Consultation Response: BN/121/25/L - Barnham Court, Church Lane, Barnham PO22 0BP

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Dear Hebe

Please find attached our consultation response on proposals at the following site:

Barnham Court, Church Lane, Barnham PO22 0BP
Application No. BN/121/25/L

If you need further assistance, please get in contact.

Kind regards
Luciana

Luciana Gallo RIBA PhD FSA
Assistant Inspector of Historic Buildings and Areas
London and South East Regions Group
[REDACTED]



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