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Arun District Council, Civic Centre, Maltravers Rd  
Littlehampton, West Sussex, BN17 5LF  
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**From:** Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer  
**Sent:** 23 January 2026 18:09  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>  
**Cc:** Amber Willard <Amber.Willard@arun.gov.uk>  
**Subject:** BN/125/25/PL

**BN/125/25/PL**

*Land South of The Hollies 84 Barnham Road Eastergate PO22 0ES*

*Construction of 2 No dwellings (C2 Residential Institutions), in association with the Hollies, and associated works*

Thimbles, 80 Barnham Road, is designated as a Grade II listed building. The list description identifies it as an 18th-century detached cottage of two storeys, faced with flint cobbles with brick dressings and quoins, all now painted white. It has a thatched roof and casement windows.

The building fronts directly onto the pavement, and it has a modern rear extension along with a standalone garage within the garden. It is considered to be of architectural and historical significance.

The listed building is predominantly experienced from the road to its front, with the access drive and the application site playing a lesser role in its setting. As a result, it is perceived more in the context of the busy road than the neighbouring garden space.

The site is also located within the Barnham Road, Downview Road (part), Barnham, Area of Character. The designated area is substantial in size, incorporating part of Barnham Road and part of Downview Road. This section of Barnham Road is a wide, main road serving the settlement of Barnham. The area consists of a variety of substantial buildings of various styles which contribute to the character of this Area.

The Area of character Description notes the collection of Edwardian style dwellings which enhances the area substantially, reflecting the growth of the settlement after the completion of the railway junction.

Buildings are predominantly two storeys which are set back from the road within large individual plots. A large number of the houses are identified within the description note as contributing to the character of this Area of Character and are illustrated on an accompanying map.

Trees and hedges are important in the street scene. A variety of mature and semi-mature trees line Barnham Road; the hedges are important for creating a semi-rural character to the area as does the lack of pavement on most of the west side of Barnham Road

## **The Proposal**

The proposal is for the construction of 2 No dwellings (C2 Residential Institutions), in association with the Hollies, and associated works.

The site is currently occupied by a large detached two-storey building which has been altered and extended and which was in use as a residential home prior to its closure. It sits to the rear of the plot with a lawned area to the front of it, being clearly separated from the listed building.

The plot is large and heavily treed to the eastern boundary forward of the existing building. It is noted that the surrounding plots are smaller as a result of previous sub-division to create new homes.

The new houses are to be set back from the rear garden space of the listed building through the provision of an area of hardstanding which will form a parking yard, along with a communal area with a retained tree. This will help to separate the development from the listed building and screen views in from the road. I also note what looks to be two new trees in this area as well, which is positive and could help to soften views of the new buildings. It is suggested that any new planting should be specified at a size to allow for instant impact, whilst also allowing for it to further mature.

It would appear that the new homes are of a fairly standard design for the local area and found in other new/recent developments. Their success will be down to the use of high quality, traditional materials as opposed to standard, modern ones. Further, it is suggested that smaller design features such as recessing the windows to create a shadow line and carefully considered eaves details will also enhance the more standard appearance.

On balance, I am of the opinion that the development will have a neutral impact on the heritage assets, subject to my comments regarding the use of materials and detailed design.

## Conclusions

It is considered that the development will not impact the setting of the listed building, and as a consequence, there is no harm to the overall significance of the heritage asset. It will also not cause harm to the non-designated heritage asset. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments. You will also need to take into account the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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