

FW: [EXT] 260303_2506 BCSF_Barnham Court_Amendments to Application Application BN/128/25/L & BN/127/25/HH

From Hebe Smith <Hebe.Smith@arun.gov.uk>

Date Fri 13/03/2026 10:42

To Planning.Responses <Planning.Responses@arun.gov.uk>

7 attachments (704 KB)

2506_MH_A0.00_3C_Title Sheet.pdf; 2506_MH_A1.11_3C_Existing Ground Floor Plan.pdf; 2506_MH_A1.12_3C_Existing First Floor Plan.pdf; 2506_MH_A3.11_3C_Proposed Ground Floor Plan.pdf; 2506_MH_A3.12_3C_Proposed First Floor Plan.pdf; Action Sheet v6 BN-128-25-L v2.docx; Action Sheet v6 BN-127-25-HH v2.docx;

Hello,

Please can these document be uploaded as subplans to BN/128/25/L & BN/127/25/HH. I have attached an action sheet. There are also a DAS and a Building Report to go on the file, which I will send after these as separate email. Unfortunately, the DAS is in four parts due to its size. Can the email below also be uploaded.

Thanks very much.

Hebe Smith (she/her)

Senior Planning Officer, Planning Department

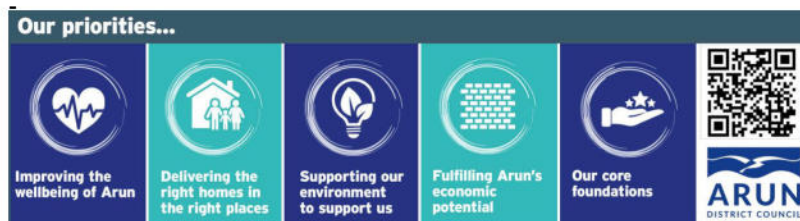
T: 01903 737626

E: hebe.smith@arun.gov.uk

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From: Karl Bowe

Sent: 11 March 2026 22:16

To: Hebe Smith <Hebe.Smith@arun.gov.uk>; Martyn White <Martyn.White@arun.gov.uk>

Cc: Christopher Taylor <taylor@taylorhare.com>

Subject: Re: [EXT] 260303_2506 BCSF_Barnham Court_Amendments to Application Application BN/128/25/L & BN/127/25/HH

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Good Evening Hebe,

Further to our recent correspondence, please find below a link to the revised set of drawings and supporting documentation for the application at Barnham Court.



[260311_Planning Amendment](#)
[dropbox.com](#)

Thank you for your patience while we finalised these amendments.

The revised drawings and Design and Access Statement have been updated to clearly reflect the elements that have now been removed or amended from the scheme following your previous comments and discussions. For ease of reference, a summary of the key amendments is outlined below.

A1.11 Existing Ground Floor Plan – Revision 3C

- Reference to removal of wall and cabinetry in G04_OMITTED
- Reference to removal of part of wall in G07_OMITTED
- Reference to removal of secondary staircase in G07_OMITTED

A1.12 Existing First Floor Plan – Revision 3C

- Reference to lowering of floor in F08/F09_OMITTED
- Reference to removal of part of wall for new entrance door location to F05_OMITTED
- Reference to removal of part of wall for new entrance door location to F07_OMITTED
- Reference to removal of staircase and partition wall in F10_OMITTED

A3.11 Proposed Ground Floor Plan – Revision 3C

- All works associated with replacement entrance to G04 from G05_OMITTED
- All works associated with removal of staircase in G07_OMITTED
- All works associated with removal of part of wall in G07_OMITTED
- Note adjusted for G08 to now read 'floor tiles to be lifted, UFH repaired/replaced and then floor tiles relaid'
- Note adjusted for G04 to now read 'floor tiles to be lifted, UFH repaired/replaced and then floor tiles relaid'

A3.12 Proposed First Floor Plan – Revision 3C

- All works associated with lowering of floor in F08/F09_OMITTED
- All works associated with door relocation to F05_OMITTED
- All works associated with door relocation to F07_OMITTED
- All works associated with removal of staircase and partition wall in F10_OMITTED

Design and Access Statement – Revision 3C

Works OMITTED

- All references to replacement entrance to G04 from G05
- All references to removal of staircase in G07
- All references to removal of part of wall in G07
- All references to door relocation to F05
- All references to door relocation to F07
- All references to removal of staircase and partition wall in F10

Additional Information added to the Appendix

- 7.04 Opening up works Evidence Schedule added to the appendix, including relevant evidence for the proposed kitchen works
- 7.05 Additional supporting photography added to the appendix as referenced by Historic England

Heritage Statement / Building Report

A copy of the updated Heritage Statement and Building Report will follow tomorrow morning (Thursday 12th), providing full justification for the works shown in the amended drawings.

In relation to your specific concern regarding the kitchen proposals, the additional opening-up works undertaken on site have provided further evidence regarding the construction and later alterations to this part of the building. This information has now been incorporated into the revised documentation, supporting evidence schedule and subsequent Heritage Statement. On the basis of this further investigation, we are confident that the proposed removal of the brick piers can be appropriately justified within the current timeframes and assessed as part of the application due to their construction method which has now been revealed.

Should you have any questions or have any difficulty accessing the documents, please do let me know and I would be very happy to discuss.

Best regards,

Karl

Karl Bowers
Associate

For and on Behalf of TaylorHare Architects



TaylorHare Architects

Clockwise
Generator Building
Finzels Reach
Bristol, BS1 6BX



www.taylorhare.com



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On 11 Mar 2026, at 16:45, Hebe Smith <Hebe.Smith@arun.gov.uk> wrote:

Good afternoon Karl,

Thank you for keeping me updated. We do need to receive the amended proposals as soon as possible, as I will need to check the amended documents and ask our Tech Support team to upload these before I can decide the application. I am particularly concerned about the proposal for the kitchen, as these will need to be assessed before a decision is made. Depending on when you can get the amended information to us it may be that the proposals for the kitchen can't be assessed and so will need to be removed from the application.

Kind regards,

Hebe Smith (she/her)
Senior Planning Officer, Planning Department

T: 01903 737626
E: hebe.smith@arun.gov.uk

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<image004.jpg>

From: Karl Bower [REDACTED]
Sent: 11 March 2026 10:48
To: Hebe Smith <Hebe.Smith@arun.gov.uk>
Cc: Christopher Taylo [REDACTED]; Martyn White <Martyn.White@arun.gov.uk>
Subject: Re: [EXT] 260303_2506 BCSF_Barnham Court_Amendments to Application Application BN/128/25/L & BN/127/25/HH

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Good Morning Hebe,

We are in the process of collating the revised drawings and DAS along with our heritage consultant pulling together her updated building report and HIA.

We are aiming to issue all of the above later today. Thank you for your patience.

Our conservation contractor has carried out the additional opening up works in the kitchen, as agreed over email, so we are hoping to make an informed decision based on the findings as part of the above.

Best regards,

Karl

Karl Bowers

Associate

For and on Behalf of TaylorHare Architects



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On 9 Mar 2026, at 10:25, Hebe Smith <Hebe.Smith@arun.gov.uk> wrote:

Good morning Karl,

Thanks for getting back to me.

I would need to have all of the amended information by Wednesday morning at the latest, so that we have time to review this and ensure it is uploaded to the application file. I am happy for you to go ahead with the agreed opening up works before making a decision on the kitchen, however, please note that any amended information on this would need to be very clear and comprehensive in order for us to assess the proposals. If we don't feel that we can make an informed decision based on the information which is submitted, given the concern raised by both Martyn and HE, we would need to this to be removed from the proposals in order to reach a positive outcome. Unfortunately, I won't be able to offer a further opportunity to provide more evidence in support of this element of the application.

I am still working to the decision deadline of 17th March, and hopefully we can resolve the last few outstanding points on this application by the end of the week.

Kind regards,

Hebe Smith (she/her)
Senior Planning Officer, Planning Department

T: 01903 737626

E: hebe.smith@arun.gov.uk

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<image001.jpg> <image002.jpg> <image003.jpg>

<image004.jpg>

From: Karl Bower [REDACTED]
Sent: 06 March 2026 12:04
To: Hebe Smith <Hebe.Smith@arun.gov.uk>
Cc: Christopher Taylo [REDACTED]; Martyn White <Martyn.White@arun.gov.uk>
Subject: Re: [EXT] 260303_2506 BCSF_Barnham Court_Amendments to Application Application BN/128/25/L & BN/127/25/HH

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Good morning Hebe,

Thank you for your email and for sharing Historic England's latest comments.

We note your confirmation that the original opening-up works will remain within the application, with the additional agreed works confirmed verbally and via email only. Thank you for clarifying.

We agree that the proposed adjustments address a number of the concerns raised by Luciana, which is positive. We are currently updating the relevant information and will share this with you as soon as possible early next week. Our heritage consultant has also been briefed and will provide appropriate justification for the remaining works through a light HIA, which will be issued alongside the updates.

Finally, we note your and Martyn's comments regarding the works to the kitchen (G08). We have instructed our conservation contractor to undertake additional opening-up works in this room first thing on Tuesday 10th March. By midday we expect to have a clearer understanding of the existing foundations and floor build-up, which may help inform and justify the proposed removal of the brick pier and tiles, depending on what is uncovered.

Following the findings on site on Tuesday morning, we will update the application accordingly to either retain or omit these elements based on the evidence available.

In light of the above, we would like to confirm that the decision deadline of the 17th March is still achievable without the need for further consultation with Historic England as the comments raised are being addressed via further evidence or removal from the application.

Best regards,

Karl

Karl Bowers
Associate

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On 5 Mar 2026, at 17:03, Hebe Smith <Hebe.Smith@arun.gov.uk> wrote:

Good afternoon, Karl,

I've just had chance to have a quick chat with Martyn about the proposals here. I think we are happy that the additional opening up works which were agreed on site do not need to be added to the plans. However, the opening up works which are already included in the plans, and have been seen and agreed by Martyn might as well remain on the file, to save making unnecessary amendments to the application.

The removal of the elements which are proving to be problematic is positive. It would also help to resolve the concerns from HE, who have now commented and their comments are attached. We would need to see a revised set of plans with these elements removed. It would be good to have these as soon as is feasible, so that Martyn can provide his comments on the final proposals.

One element which is not included in the list of items to be removed, but would need to be removed from the application is the proposals for the kitchen (items G.08.05 and G01.01.02). I understand that Martyn expressed concerns about these elements, and further exploratory works have now been agreed. These would need to be concluded before consent is granted for the removal of the piers and lifting the floor.

I hope this addresses the points you needed to be resolved before preparing the amended plans. If you do need to speak to me about the proposed amendments, I should be in the office and available for most of tomorrow.

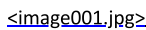
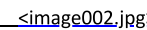
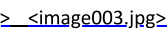
Kind regards,

Hebe Smith (she/her)
Senior Planning Officer, Planning Department

T: 01903 737626
E: hebe.smith@arun.gov.uk

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Littlehampton, West Sussex, BN17 5LF
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From: Karl Bowe 
Sent: 03 March 2026 19:36
To: Hebe Smith <Hebe.Smith@arun.gov.uk>; Martyn White <Martyn.White@arun.gov.uk>
Cc: Christopher Taylo 
Subject: [EXT] 260303_2506 BCSF_Barnham Court_Amendments to Application Application BN/128/25/L & BN/127/25/HH

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Dear Hebe and Martyn,

Further to Chris' correspondence over the past few days, I am writing to formally confirm a series of proposed amendments to the current applications BN/128/25/L and BN/127/25/HH.

Following our site meeting with Martyn last Friday, we consider that the items listed below would benefit from further opening-up works in order to provide the necessary supporting justification and evidence. Accordingly, we propose that these elements are removed from the current application:

- All works associated with the replacement entrance to G.04 from G.05
- All works associated with the removal of the staircase from G.07 to F.10
- All works associated with the removal of part of the internal wall in G.07
- All works associated with the entrance door relocation to F.05
- All works associated with the entrance door relocation to F.07

Following your agreement to the above, we will update the relevant drawings and Design & Access Statement accordingly with the aim of issuing revised documents to you by close of play Thursday 5th March.

Opening-Up Works

A schedule of opening-up works was agreed with Martyn via email on the 18th February and subsequently viewed on site on the 27th February. These opening up works are currently included within the live application(s). Given that these works have already been agreed in writing and inspected on site by Martyn, could you please confirm whether you would prefer that these are removed from the application or if you are happy for these to remain.

In addition, a further list of opening-up works was agreed verbally with Martyn on site last Friday to inform the proposed future changes, and this was subsequently confirmed in writing by Chris yesterday. These works are not currently included within the live application(s).

Could you please confirm whether email agreement is sufficient in this instance, and therefore that these works do not need to be formally added to the live application(s)?

We would be grateful for your confirmation of the above at your earliest convenience so that we can proceed accordingly and continue to work towards a positive determination of both applications ahead of the anticipated decision deadline of 17th March.

Best regards,

Karl

Karl Bowers
Associate

For and on Behalf of TaylorHare Architects



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