

Hello,

Please can this be uploaded as planning correspondence to BN/127/25/HH and BN/128/25/HH. It's a "confirmation re kitchen tiles 16/03/2026".

Thanks,

Hebe Smith (she/her)

Senior Planning Officer, Planning Department

T: 01903 737626

E: hebe.smith@arun.gov.uk

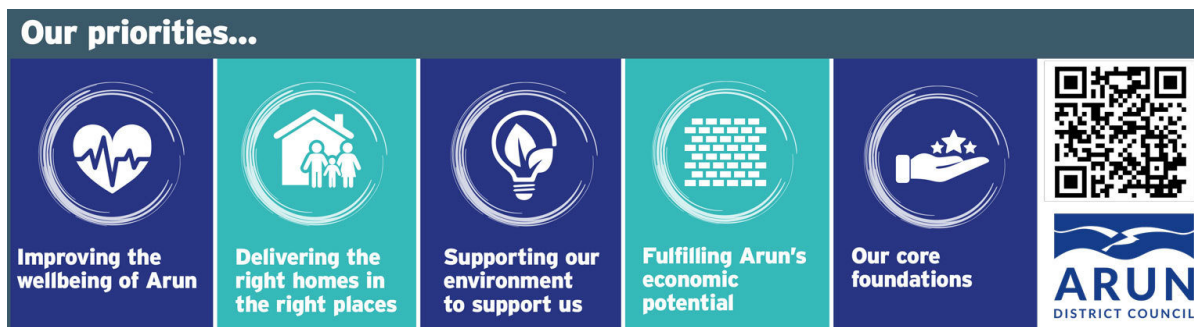
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From: Christopher Taylor [REDACTED]
Sent: 16 March 2026 10:27
To: Hebe Smith <Hebe.Smith@arun.gov.uk>
Cc: Karl Bowers [REDACTED]
Subject: Re: BN/128/25/L and BN/127/25/HH

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Good morning Hebe,

Hope you had a good weekend.

Thank you for sharing Martyn's latest comments on the application. We are pleased to see that the revised proposals are considered acceptable in principle and we appreciate the constructive discussions that have taken place with Martyn to date.

In response to the point raised regarding the kitchen floor, I can confirm that the intention is for the existing floor tiles here to be carefully lifted, retained and re-laid as part of the proposed works.

We note the conditions outlined in Martyn's response and agree with the approach suggested, whereby the required technical details can be submitted on a phased basis prior to the commencement of the relevant elements of work. We will ensure that the necessary information and drawings are prepared and submitted to the Local Planning Authority at the appropriate stages and in a timely manner to discharge these conditions.

Please let us know if any further clarification is required at this stage prior to you preparing your report for approval. If it's easier to have a brief call to discuss anything I am around the majority of the day today on my mobile.

Best regards,

Chris

Christopher Taylor ARB RIBA

Director

For and on Behalf of TaylorHare Architects



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On 16 Mar 2026, at 09:23, Hebe Smith <Hebe.Smith@arun.gov.uk> wrote:

Good morning,

I have now heard from Martyn on the application and the changes. As you will see he has asked for some confirmation about the kitchen floor, and whether the intention is to lift the tiles and re-lay them. Please could you take a look at the comments and get back to me on this by the end of the day.

Thanks and kind regards,

Hebe Smith (she/her)

Senior Planning Officer, Planning Department

T: 01903 737626

E: hebe.smith@arun.gov.uk

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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer

Sent: 13 March 2026 17:12

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

Subject: BN/128/25/L

BN/128/25/L

Address: Barnham Court Church Lane Barnham PO22 0BP

The proposal: Listed building consent for alterations to boundary treatments and internal alterations.

The Heritage Assets

The following heritage assets are relevant to this application:

- *Barnham Court*
- *The Barnham Conservation Area*

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.

The house is constructed on exceptionally substantial foundations, with 2-foot-thick ground-floor walls above even thicker basement walls, and a suite of Tudor-arched cellars that contribute materially to its architectural and evidential value.

Internally, although many historic fittings have been lost, the survival of the oak staircase with its large balusters, handrail and newel posts is of particular significance.

The house has remained in its originally intended private domestic use, contributing to the continuity of its historic character and use.

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

Internal alterations

The application seeks consent for a variety of internal alterations, several of which have now been removed from the proposal following a site meeting undertaken with the architects and the Historic Buildings Advisor. These amendments have resolved all previously contentious or problematic elements, leaving only those works that are considered acceptable in principle. While the remaining elements are acceptable, further information is required on a number of specific matters, and this can appropriately be secured by condition.

It would also be helpful to confirm that the existing floor tiles in the kitchen are to be lifted, retained and re-laid as part of the works.

Boundary treatments

the installation of traditional estate-style fencing within the front garden and access drive would be set back from the existing low brick and flint boundary walls. The design/appearance much improved when compared to the existing and would have a neutral impact and therefore be acceptable. Likewise, the replacement of the existing close boarded fencing on a like-for-like basis is acceptable.

Required Conditions

The following conditions are required:

Details of services

Full details of all existing and proposed services, including routing, containment, and relocation.

Treatment of panelling in Room F.09

A method statement and detailed drawings showing how all existing panelling will be protected, altered, or reinstated during the proposed works.

Removal of radiator boxing and associated joinery

Details of how all existing panelling, skirting boards, and wall surfaces behind the modern radiator boxing will be treated once the boxing is removed. This must include written methodologies as well as drawings at an appropriate scale such 1:10, with 1:5 or 1:1 details where appropriate.

New internal joinery including Replacement doors and architraves

Full details of all new joinery, including doors, architraves, skirtings, and mouldings, with drawings at a minimum scale of 1:10. Detailed drawings and specifications for all replacement doors and architraves, including elevations, profiles, materials, and finishes.

Insulation proposals

Details of any new insulation to be introduced, including location, type, depth, and method of installation, with demonstration of how breathability and ventilation will be maintained.

Structural repairs (if required)

Details of any structural repairs to brickwork, including methodology and materials, to be submitted if such works become necessary.

Kitchen flue vent

Details of the proposed new kitchen flue vent, including:

- Size and design of vent
- Method of installing the new opening
- Method and materials for infilling and finishing the existing flue opening (e.g. render type, brickwork, or other finish).

Closure of opening between Rooms S.02 and S.03

Details of how the opening between rooms S.02 and S.03 will be closed up, including construction, materials, finishes, and junction details.

Plasterwork (removal and reinstatement)

Prior to the commencement of any works involving the removal, repair, or reinstatement of plaster, including the installation of new lath and plaster, details of the proposed method for plaster removal and plaster specification shall be submitted to and approved in writing by the Local Planning Authority.

For your information

I consider that the required information can be submitted on a phased basis, with details provided prior to the commencement of each specific element of work. This is rather than all of the information identified above being required at the outset. I consider that this approach is proportionate, and allows for the necessary details to be agreed at the appropriate stage of the works.

Conclusion

It is positive to understand that some elements of the proposal have been removed in order to enable an ongoing dialogue with the architects and their Historic Building Advisor. Subject to the use of appropriate conditions, the retained elements of the proposal are considered to be acceptable.

The application is considered to not cause harm to the significance of the heritage assets or. 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 section 16 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White

Principal Conservation Officer, Planning

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