

## DECISION NOTICE

Application Ref: BN/128/25/L

**1 To Addressee**

TaylorHare Architects Ltd  
The Cowshed  
Overland Lane  
Canterbury  
CT3 2LE

**2 Site Address**

Barnham Court  
Church Lane  
Barnham  
PO22 0BP

**3 Description of Development**

Listed building consent for alterations to boundary treatments and internal alterations.

**4** In pursuance of their powers under this Act and the Regulations the Council **GRANT** Listed Building Consent, Consent for the works as described to be carried out in accordance with the application and plans and subject to compliance with the conditions specified below.

If the works approved involve a measure of demolition applicants are reminded of their obligation under Section 8(2)(c) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to give at least one months notice of their intention to carry out the work to Historic England, London and South East Regional Office, 4th Floor, Cannon Bridge House, 25 Dowgate Hill, London EC4R 2YA [Email: londonseast@HistoricEngland.org.uk](mailto:londonseast@HistoricEngland.org.uk)

- 1 The works for which Listed Building Consent is hereby granted must be begun not later than the expiration of 3 years beginning with the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

- 2 The development hereby approved shall be carried out in accordance with the following approved plans and documents:
  - Location plan 00
  - Block plan 01
  - Proposed Site Plan 22

- Proposed Basement Plan 10
- Proposed Ground Floor Plan 11 3C
- Proposed First Floor Plan 12 3C
- Proposed Second Floor Plan 13
- Proposed Opening Up Works Basement Plan A7.10 3B
- Proposed Opening Up Works Ground Floor Plan A7.11 3B
- Proposed Opening Up Works First Floor Plan A7.12 3B
- Proposed Opening Up Works Second Floor Plan A7.13 3B
- Historic Building Report

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policy HER DM1.

- 3 Prior to works involving the introduction of new services or the alteration of existing services, full details of all existing and proposed services, including routing, containment, and relocation, will be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the architectural character and appearance of the buildings in accordance with HER SP1 and HER DM1 of the Arun Local Plan and the NPPF.

- 4 Prior to the commencement of works affecting room F.09 (as shown on Proposed First Floor Plan 12 3C), a method statement and detailed drawings showing how all existing panelling will be protected, altered, or reinstated during the proposed works shall be ) will be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the architectural character and appearance of the buildings in accordance with HER SP1 and HER DM1 of the Arun Local Plan and the NPPF.

- 5 Prior to the removal of the 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 will be submitted to and approved in writing by the Local Planning Authority. 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. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the architectural character and appearance of the buildings in accordance with HER SP1 and HER DM1 of the Arun Local Plan and the NPPF.

- 6 Prior to their insertion, full details of all new joinery, including doors, architraves, skirtings, and mouldings, with drawings at a minimum scale of 1:10 will be submitted to and approved in writing by the Local Planning Authority. This must include detailed drawings and specifications for all replacement doors and architraves, including elevations, profiles, materials, and finishes. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the architectural character and appearance of the buildings in accordance with HER SP1 and HER DM1 of the Arun Local Plan and the NPPF.

- 7 Prior to the introduction of any new insulation, details of the insulation, including location, type, depth, and method of installation, with demonstration of how breathability and ventilation will be maintained, will be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the architectural character and appearance of the buildings in accordance with HER SP1 and HER DM1 of the Arun Local Plan and the NPPF.

- 8 Should such works become necessary, details of any structural repairs to brickwork, including methodology and materials, shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of any such structural repairs. Any repairs shall be carried out in accordance with the approved details.

Reason: To safeguard the architectural character and appearance of the buildings in accordance with HER SP1 and HER DM1 of the Arun Local Plan and the NPPF.

- 9 Prior to commencement of works relating to the kitchen flue vent, details of the new kitchen vent and the method of installation shall be submitted to and approved in writing by the Local Planning Authority. These details shall include:
- 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).

Any repairs shall be carried out in accordance with the approved details.

Reason: To safeguard the architectural character and appearance of the buildings in accordance with HER SP1 and HER DM1 of the Arun Local Plan and the NPPF.

- 10 Prior to the commencement of works to close the opening between rooms S.02 and S.03 (Proposed Second Floor Plan 13 3A), Details of how the opening will be closed up, including construction, materials, finishes, and junction details shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of any such structural repairs. Any repairs shall be carried out in accordance with the approved details.

Reason: To safeguard the architectural character and appearance of the buildings in accordance with HER SP1 and HER DM1 of the Arun Local Plan and the NPPF.

- 11 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. Any repairs shall be carried out in accordance with the approved details.

Reason: To safeguard the architectural character and appearance of the buildings in accordance with HER SP1 and HER DM1 of the Arun Local Plan and the NPPF.

- 12 At all times during the progress of the work hereby approved adequate measures shall be taken to protect the remaining part of the Listed Building from collapse and/or structural damage.

Reason: To preserve the character and appearance of the Listed Building in accordance with Arun Local Plan policy HER DM1 and the NPPF.

- 13 Upon completion of the work for which Listed Building Consent is hereby granted any damage caused to the fabric of the building shall be made good to the satisfaction of the Local Planning Authority.

Reason: To preserve the special character and appearance of the building for the future in accordance with Arun Local Plan policy HER DM1 and the NPPF.



Neil Crowther  
Group Head of Planning

Case Officer: Hebe Smith

Decision Issued: **17th March 2026**

Arun District Council  
The Arun Civic Centre  
Maltravers Road  
Littlehampton  
West Sussex BN17 5LF

**IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT**

## APPEALS TO THE SECRETARY OF STATE

If the applicant is aggrieved by the decision of the local planning authority to refuse listed building consent or to grant consent subject to conditions, he may appeal to the Secretary of State in accordance with section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 within six months of receipt of this notice.

Appeals should be made on line via Appeal A Planning Decision <https://appeal-planning-decision.service.gov.uk/before-you-start> If someone does not have access to the internet and needs help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of the support options available.

Before making an appeal, you may find it useful to review guidance and watch a video explaining the appeals process at <https://www.gov.uk/government/collections/make-an-appeal-to-the-planning-inspectorate-and-associated-guidance>

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

## PURCHASE NOTES

If listed building consent is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been or would be permitted, he may serve on the council of the district in which the land is situated, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

In certain circumstances a claim may be made against the local planning authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. You will need to carry out your own checks to determine whether any other consents or permissions are required. For example, the Building Regulations are likely to apply to most developments, and a Highways Licence may be required from West Sussex County Council for any development within the public highway (including the placing of skips on highway land).