

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

To register to receive notification of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>



From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 11 September 2026 17:19
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Silvie Steiningerova <Silvie.Steiningerova@arun.gov.uk>
Subject: BN/86/26/L

BN/86/26/L

Address: Barnham Court Church Lane Barnham PO22 0BP

Proposal: Listed building consent for replacement of existing pond with new to allow for use as part of a water source heat pump and associated landscape works. This application may affect the character and appearance of the Church Lane, Barnham Conservation Area.

Heritage Assets

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. It is of architectural, artistic and historic interest.

Although the house is highly significant, Barnham Court is set within an established landscape that contributes positively to the ability to view and appreciate it. The grounds consists of a mixture of formal and informal landscape elements. These include large, wide pathways and areas of lawn with mature tree planting and the pond.

The existing pond forms part of the more informal landscaping which contributes to the character and visual amenity of the house and its grounds. I note in the heritage statement that the agents consider that in its current form it reflects later interventions and ongoing natural change rather than a highly intact historic design. A review of the historic mapping would appear to support this.

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.

Comments

The proposed development consists of adapting the existing lake. Whilst its location and footprint wont substantially alter, it also includes engineering works to enable the lake to function as part of a water source heat pump system, providing renewable energy to the property.

The concept of improving the existing lake and introducing improved planting is positive. It will help to enhance the grounds and setting of the listed building. The maintenance of the more informal landscape is also positive.

The heritage statement identifies that the proposals do not involve physical alteration to the fabric of Barnham Court. However, it also states that the installation of associated below-ground infrastructure is required. It is not clear what this would look like or involve. It is assumed that there would be a need to be some form of infrastructure or pipework and cabling between the pond and any associated apparatus and the house. It is not clear what this would look like, what route it would take, nor, if any new openings are required to install this into the house - which could potentially impact upon historic fabric. Please can this information be provided so that a full assessment may be undertaken.

Conclusion

Further information is required in order for me to be able to fully assess the impact of the proposals.

Martyn White
Principal Conservation Officer, Planning

T: 01903 737717

E: Martyn.white@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



Our priorities...



**Improving the
wellbeing of Arun**



**Delivering the
right homes in
the right places**



**Supporting our
environment
to support us**



**Fulfilling Arun's
economic potential**

