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

Sent: 25 September 2026 16:42

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

Cc: Rhiannon Lloyd <Rhiannon.Lloyd@arun.gov.uk>

Subject: BN/94/26/L

BN/94/26/L

Address: Barnham Court Church Lane Barnham PO22 0BP

Proposal: Listed Building Consent for repairs to external facade, roof, windows and rainwater goods (Main House only). This application may affect the character and appearance of the Church Lane, Barnham Conservation Area

Heritage Assets:

The following heritage assets are relevant to this application:

- Barnham Court
- The Barnham Conservation Area

Barnham Court

Barnham Court is a Grade II* listed mid-C17 country house of exceptional architectural and historic interest. Constructed in red brick and dating from around 1640, it is a notable example of the Artisan Mannerist style, comparable with a small number of similar houses including Kew Palace and Broome Park, Kent. The principal elevation is arranged over three storeys and five bays, characterised by moulded brick detailing, pilasters, cornices and three shaped Dutch gables beneath a tiled roof.

The house displays a high degree of architectural refinement, with a rusticated brick doorway incorporating a triglyph frieze and pediment, together with historic timber sash windows with glazing bars. Although altered and extended during the C19, including additions to the southern side of the building, the principal form and architectural composition of the house remain readily apparent.

Internally, much historic fabric survives, most notably the oak staircase with its substantial balusters, handrail and newel posts. The building is also notable for its exceptionally substantial construction, including thick masonry walls and a series of Tudor-arched cellar spaces that contribute to its evidential and architectural significance.

The house has remained in domestic use throughout its history, retaining its original function as a private residence and contributing to the continuity of its historic character.

In addition to the significance of the principal building, the grounds and wider setting make an important contribution to its special interest. In particular, the historic relationship between Barnham Court, the adjoining parish church and its rural surroundings forms an important element of its significance and understanding.

Significance

The significance of Barnham Court is vested both in its external architectural expression and in the survival of important historic built fabric and plan-form.

Barnham Court is significant as a rare and largely intact mid-C17 gentry house designed in the Artisan Mannerist style. Its special architectural interest is derived from the quality and survival of its external composition, including the moulded brickwork, pilasters, cornices, Dutch gables, historic sash windows and richly detailed entrance. Additional significance is derived from the survival of important internal features, particularly the oak staircase and historic cellar structure, together with the substantial historic fabric which evidences C17 construction techniques. The building's long-established domestic use, historic grounds, and relationship with the adjoining parish church and rural setting further contribute to its special architectural and historic interest.

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:

External Façade

The proposed elevation drawings generally correspond with the defects and repair recommendations identified within the H+R masonry condition survey schedule and should be read alongside that document when assessing the application. However, whilst the submitted information identifies the location and extent of numerous defects and areas requiring intervention, it is not always clear precisely what repair works are proposed in response to those defects.

The H+R report identifies a range of masonry defects including cracking, spalled brickwork, mortar loss, failed pointing, defective fillets and other areas of deterioration. Whilst the drawings identify the location of these defects, they do not consistently specify the repair methodology proposed to

address them. Consequently, it is difficult to determine the precise extent of intervention to the historic fabric and the full scope of works for which listed building consent is sought.

Whilst the masonry condition survey identifies numerous defects and provides broad repair recommendations, the report repeatedly recommends further review by a Structural Engineer and in several instances indicates that more detailed remedial proposals may be required. Examples include potential corner-tie straps (SN2.1.3), Helibar crack stitching (SN2.2.3), repairs to the chimney restraint strap (SN2.2.4) and possible structural repairs to a lintel (SN2.4.3). It is therefore unclear whether such works form part of the current application and, if they do, no detailed repair proposals have been provided. Accordingly, further clarification is required regarding the extent of structural intervention proposed and the precise works for which listed building consent is sought.

More generally, there appears to be some inconsistency between the submitted condition surveys, the proposed drawings and the Design and Access Statement. Whilst the Design and Access Statement sets out general repair principles and methodologies, it is not always apparent how these relate to specific defects identified in the condition surveys, nor whether all repair recommendations contained within the condition surveys form part of the current application.

Whilst the principle of replacing spalled bricks is understood, it is unclear how any replacement moulded or "special" bricks would be sourced and replicated. Would they be reclaimed, newly manufactured, or specially commissioned to match the existing historic brickwork in terms of size, profile, texture and colour.

Accordingly, further clarification is requested regarding:

- Which repair recommendations identified within the H+R condition survey schedules form part of the application proposals.
- The repair methodology proposed in relation to identified masonry defects, including spalled brickwork, cracking, failed pointing and mortar loss.
- Whether any structural repairs or stabilisation measures are proposed and, if so, full details of those works.

Windows, Doors and Rooflights

The H+R report is described as a comprehensive condition survey schedule which records the condition of individual windows, doors and rooflights and identifies associated remedial works. Whilst many entries clearly identify both defects and corresponding repairs, this approach has not been applied consistently throughout the document.

In several instances defects are identified but the remedial works proposed to address them are either unclear, implied rather than expressly stated, or limited to maintenance measures which do not appear to directly address the recorded defect. Examples include, but may not be limited to:

- S4, where a split casement stile and warped timber preventing the central bolt from fastening are recorded but no specific repair methodology is identified.
- RL1 and RL2, where failed double-glazed units with condensation between panes are noted but no associated replacement or repair of the sealed units is specified.
- G6, where a cracked external sill is identified but no corresponding repair to the sill is recorded.
- D2 (Doors E-K), where loose joints, splits and dropped leaves are described, but detailed repair methodologies are not consistently specified.
- D4 (Doors N and P), where significant splitting and decay are identified but the repair approach remains unclear.

- D5 (Doors Q, R and U), where splitting, distortion and decay are recorded but the extent of proposed repairs is not clearly defined.
- G16, where corrosion to metal casements, operational issues and missing keys are recorded, but recommendations appear largely limited to easing and lubricating ironmongery.

In contrast, other entries provide detailed and specific repair recommendations, including splice repairs, sill replacements, timber renewals and other joinery repairs. As a result, there is inconsistency in the level of information provided across the schedule.

It is therefore not always possible to establish:

- Whether all identified defects are intended to be repaired as part of the current application.
- The nature and extent of repairs proposed to specific items of historic joinery.
- The amount of historic fabric that may be replaced or renewed.
- The precise works for which listed building consent is sought.

Given the significance of the building, greater clarity is required regarding the proposed extent of repair and replacement to the historic windows, doors and rooflights. The submission would benefit from a more clearly defined schedule confirming the works proposed to each affected element and distinguishing between repair, piecing-in, splicing, renewal and replacement where applicable.

Samples

The Design and Access Statement proposes a programme of sample panels and samples, including repointing panels, brick indent panels, replacement roof tile samples and paint drawdowns. This approach is welcomed and would assist in ensuring that repair materials and finishes are appropriately matched to the historic building.

Notwithstanding this, given the significance of the Grade I listed building, the requirement for such samples should not be left to the discretion of the applicant, architect or contractor, but should be secured through appropriately worded planning conditions to ensure that repairs preserve the special architectural and historic interest of the listed building.

The following details should be submitted for approval prior to the relevant works commencing:

- A sample repointing panel demonstrating mortar mix, colour, aggregate, joint profile and finish.
- A sample brick repair/indent panel demonstrating the proposed replacement brick, mortar and finished appearance.
- Samples of any replacement roof tiles where replacement is required.
- Paint samples or paint drawdowns for windows, doors and rainwater goods.

Conclusion

Whilst the principle of repair and maintenance is welcomed, the submitted information does not always clearly establish the precise scope of works proposed to the historic fabric. In particular, uncertainty remains regarding certain structural interventions identified within the masonry survey and the extent of repairs proposed to a number of windows and doors. Further clarification is therefore required before the impact of the proposals upon the significance of the Grade I listed building can be fully assessed.

I would be happy to meet with the applicant's architects to discuss the above matters if this would assist in progressing the application. However, further information is required before I am able to fully assess the scope of the works and their impact upon the significance of the listed building.

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