

From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Sent: 11 February 2020 15:59
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: BN/96/19/L

Please upload the below to the above application; Consultation (Conservation Officer).

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From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 31 January 2020 13:50
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: BN/96/19/L

BN/96/19/L

Barnham Court is one of a few surviving and intact Artisan Mannerist buildings that possesses significant architectural and historic interest. It is described as being 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. There are also C19 additions of lower elevation to the south.

The Listed Building is also located within the Barnham Conservation Area. The Conservation Area includes the original medieval settlement of Barnham, lying to the south of the principal village. It is surrounded by agricultural land, and as a consequence it 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. It is of aesthetic (fortuitous) significance.

The Proposal

The consent seeks approval for the removal of a collapsed West Greenhouse along with the planned removal of an unsafe South Greenhouse. These structures will be replaced with Orangeries in the style of Anglo Dutch design/17th century vernacular.

It is noted from the submitted plans that the proposal will maintain all of the existing walls (both internal and external) for the garage building that the orangeries will be attached to. My comments are provided on this basis. Any alterations to these walls will require listed building consent.

The existing glasshouse is not considered to be of any great significance and the removal of this structure is therefore not considered to harm the significance of the listed building.

It is noted that the applicants consider that the replacement structures would be more reflective of the style and use of the building as a 'country retreat'. Such structures were apparently a common feature of 17th Century built Anglo Dutch country houses (such as Kew Palace, etc). Having reviewed the information supplied it is considered that this approach is acceptable as the new structures will reflect the main listed building and therefore be appropriate for it.

Likewise, the location of the orangeries is such that they will not be harm the established character of the conservation area.

Whilst it is noted that plans have been provided, it is considered that due to the listing status of the building, that further information should be required should consent be approved.

It is not clear how the western orangery will join up to the existing single storey laundry structure, especially with regards to the existing roof structure and associated rainwater goods. Details of this junction should be provided to the council at an appropriate scale.

It is also noted that the proposed plans indicate a new door opening from the existing garage/service building into the western orangery. However, it is not clear if this opening currently existing or not. Therefore, if it is a new opening, details of any new door/opening should be provided to the LPA by way of condition.

Detailed drawings of all the joinery including the doors and oak timber posts with Doric columns should also be provided along with details of the proposed colour. Whilst this might be the same as existing elsewhere, it would

help to have the actual colour name/reference no. on file. Drawings should be provided at an appropriate scale and provide details of the glazing/glazing bars.

Conclusion

Subject to the supply of additional information (by way of condition), it is considered that the proposal does not cause harm to the significance of the heritage assets or its/their setting. 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 the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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