

Amanda Scholes | Receptionist, Department, [Arun District Council](#) | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37736 | External: +44 (0) 1903 737500 ext 37736 | E-mail: amanda.scholes@arun.gov.uk



Visit Arun's web site at [Error! Hyperlink reference not valid.](#)



Save the environment - think before you print.

From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 01 May 2020 17:30
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: P/18/20/PL

P/18/20/PL

Land west of Barton House Manor Park Pagham E2 9LJ

Change of use from highway land to residential use for the development of 4 No. 3 bed terraced houses with associated parking & access.

The application site is a roughly rectangular piece of land which is laid to grass. There are a number of trees also present. There are also a number of modern properties in the road which look on to the open areas around the road.

Whilst the site does not have any listed buildings, it adjoins Barton Manor which is a Listed Building, Grade II as well as an Area of Character.

Barton Manor is an house of two parts; the first part is of traditional appearance, of which the majority dates from the C18-19 (in an 'L' shape). However, it incorporates the remains of an C11 hall and C13 chapel in its north west wing. These are built of Bognor stone rubble. Tiled roof. Two buttresses on north wall and another on south wall in the south west angle of the L. According the listing description, the chapel has C13 lancet windows and, inside, and the remains of a piscina built into a cupboard.

The second part consists of a substantial extension which is located to the eastern side of the older part of the building. A significant amount of modern development has also already taken place around the building, which has eroded its setting.

The manor is also located within the Barton Close Area of Character. The Close is a single track lane bordered by grass verges, which creates a semirural Enclave. Established hedges, cleft oak fencing and the grass verges are identified as distinguishing features of the rural character. The Area of character statement notes that 'the area includes the historically important Barton Manor and related converted farm buildings, and other attractive buildings at the western end all contributing to the special character of the area'.

The proposal is for a terrace of houses on the existing open space which is located adjoining to the modern C20 element of the building. As a consequence, the older western element of the does not directly adjoin the application site and the proposed development.

Whilst the potential of the proposed development to harm the older, and more significant part of the building is significantly reduced through the presence of the large modern extension, there is the potential to view the older part of the building from the application site. However, it is worth remembering the harm to the existing setting that has already taken place as a result of the surrounding modern development.

Therefore, on balance, it is considered that the proposed development will not cause further harm to the setting of the neighbouring listed building. 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).

Martyn White | Principal Conservation Officer, Planning Policy, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37717 | External: +44 (0) 1903 737717 | E-mail: Martyn.white@arun.gov.uk

Arun is a CIL Charging Authority, for more information go to www.arun.gov.uk/cil

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.