



Planning Statement

Wykehurst House, nr Bolney RH17 5QQ
Supporting an application for lawful existing use

The Existing Property:

Wykehurst House is a Grade 2* listed property, listed 11th May 1983, under number 1193325 and name 'Wykehurst Park'. The listed building entry introduces the building as; Designed by E M Barry for Henry Huth, an Austrian banker. The Stables are dated 1869, but Pevsner dates the house at 1872-4. It is a large mansion house in the style of a French chateau.

Although built as a single house in its own residential estate, much of the land has since been stripped out of the house ownership, and the house itself was significantly altered through conversion to flats.

Having been vacant for 26 years, local antiques dealer, James 'Jimmy' Doyle gained a preservation order from demolition and then purchased the property in 1971. Doyle set about gaining planning consents for the estate and its buildings, then sold them off to fund the restoration. In 1972, consent was given for internal conversion to create 12 flats, with the main residence for the Doyle family and the remaining 11 flats seemingly sold off to generate further funds. A new entrance door, stair and lift were added at this time, to provide independent access to the 'private' flats, separated from the family's accommodation.

In 1978 Doyle sold the main residence (the Doyle family 'flat') to Ebrahim Golestan, who owned the property to old age and its recent sale in late 2024. It is understood that since the initial purchase, Golestan slowly acquired the various flats to once again bring the property into one single ownership. However, the interior was not significantly altered to restore the former grandeur.

Purpose of Application:

We understand from the Mid-Sussex planning office, that Golestan's reversion of flats (or amalgamation) to a single home was not properly consented. Further, that applications by Golestan, such as BK/007/90 for glazing over the internal courtyard at first and second floor levels do not explicitly deal with this matter.

It is noted that internal amalgamation of residential property MAY not have been considered to constitute development, requiring consent, at the time this action was undertaken. Also, that this could have been prior to the 1983 listing. However, we do not currently have records of the acquisition of individual flats to confirm the timing of this action.

This submission therefore seeks to provide evidence that Wykehurst House has been used as a single family home for over 10 years.

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Supporting Evidence:

The previous occupiers lived in the property for over 45 years and are now very elderly. They have left few records; however, we have been able to approach the Valuation Office Agency (VOA) for confirmation of council tax payments for the Wykehurst House address.

The VOA evidence submitted is their 'Property Attribute Data'. The document descriptions accord with the current accommodation of the property, with 14 bedrooms over 3 floors, when considered as a single dwelling. The property is described as a 'Type HD – Detached House'. The evidence confirms that the house has been in this same council tax band and description since 10th July 2006.

No other dwellings are listed in this property data throughout this same period.

In making this submission we note that the conversion to flats did not alter the land designation outside the property. All residential garden land demised to Wykehurst House, has always remained with the house.

Conclusion:

Evidence supports our client's understanding that the property was in use as a single dwelling. Further, that the amalgamation of flats (internal works only) as a reversion of earlier conversion to flats may not have constituted development at the time this action was taken. Due to the availability of detailed records, evidence is provided to show that the property has been in use as a single dwelling well in excess of the minimum 10-year threshold.

We therefore request formal confirmation that the current use, as a single family dwelling, is regularised and certified as a legal.

Stickland Wright
12/11/2025

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