

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 15 December 2025 11:28:17 UTC+00:00
To: "Caroline Grist" <Caroline.Grist@midsussex.gov.uk>
Subject: DM/25/2172 Wykehurst House

Hi Caroline

Further comments on the above application.

Wykehurst House is a II* listed country mansion located in a rural position outside Bolney. The house was constructed in 1871-1874 to designs by Barry, in the highly ornate Francois Premier style. It has been subject to extensive alterations and reconstruction following periods of use as a hotel during the early 20th century, requisitioning and then abandonment during and after WWII, and conversion to flats during the 1970s. The current proposal, which is partly retrospective, is for extensive works throughout the interior of the building including alterations to the layout, new partition walls, new doors, architraves, skirting and cornicing.

We have now received further drawings and revised supporting documents which clarify the extent of the works and include a detailed impact assessment.

Having read through the further information now provided, it is clear that there are some areas of the building where minor adverse impacts on the special interest of the listed building have occurred, through loss of historic fabric and/or plan form (e.g. the hallway and boot room at ground floor). In general, however, I would consider that the works of reinstatement and restoration which have occurred within these same areas mitigate for these harms.

There is one exception to this, which is the introduction of the partition in room F04 at first floor, to create an ensuite and dressing room. This partition not only has an adverse impact on the floor plan of this room, it also has a very poor relationship with the original window and surround, which it bisects. There are no compensatory works to this room which would counterbalance the harm which arises from this. I would recommend that the application is revised to omit this partition, which (since it has already been installed) should be removed, the room returned to its original proportions, and any damage to the window embrasure made good.

Subject to the above amendment, and to further detail which would be required by condition, it is my opinion that on balance, given the extent of previous alteration to the property and the beneficial works which sit alongside other more minor areas of potential harm, the proposal could be supported.

I can provide a listed of suggested conditions once the amended first floor plans are received.

Thanks,

Emily

Please note that this advice is given at Officer level only and is without prejudice to the formal decision of the District Council.

Submit your planning application online.
<http://www.planningportal.gov.uk>

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