

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2655	Case Officer:	Caroline Grist
Application Type:	Householder Application		
Proposal:	Retrospective permission is sought for replacement to lead work, installation of lightning protection, replacement of rotten timber windows, timber framework and cracked or missing glass panes. Partial retrospective permission is sought for electrical fittings removed and unsafe wiring throughout the building, including concealed redundant wiring from previous layers or refurbishment and new electrical through out, removal of redundant/leaking pipework, including concealed tanks within modern room additions and new plumbing through out. Permission is sought for repairs to external weathered and cracked stonework.		
Site:	Wykehurst House, Wykehurst Park, Colwood Lane, Bolney, Haywards Heath, West Sussex, RH17 5QQ,		
Validation Date	21 Oct 2025	Overall Expiry Date:	13 Feb 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	5 May 2026
Target Date:	16 Dec 2025	Recommending Officer Signature:	<i>Caroline Grist</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	1
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Signed and Agreed By:	<i>Steven King</i>	Date:	6 May 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2655

Wykehurst House, Wykehurst Park, Colwood Lane, Bolney, Haywards Heath, West Sussex, RH17 5QQ

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Mr M Blencowe

SUMMARY OF REPRESENTATIONS

No representations have been received in response to this application.

SUMMARY OF CONSULTEES

Historic England

In this case, we do not wish to offer any comments. This does not mean that we consider the proposals to be acceptable or unacceptable, simply that we are content for the applications to be determined by the LPA following their own specialist conservation advice. This view has been taken based on the information available on your website to date.

Conservation Officer

Final Comments

Further comments on the above applications following the receipt of an email from the agent. This email confirms that the roofing repairs are to be withdrawn from the application, as well as the repairs to the courtyard wall, which will both be dealt with by separate applications (that for the roof is already received.) Mr Strickland has also provided further information regarding the defunct historic heating system confirming that any surviving embedded elements will be retained.

On this basis I consider that the applications will preserve the special interest of the listed building, meeting the requirements of District Plan Policy DP34 and the relevant paragraphs of the NPPF.

Given the level of detail within the application, I do not think that conditions are required.

PARISH COUNCIL OBSERVATIONS

No objection subject to the support of the Conservation Officer.

INTRODUCTION

Planning permission is sought retrospectively for replacement to lead work, installation of lightning protection and the replacement of rotten timber windows, timber framework and cracked or missing glass panes. Partial retrospective permission is sought for electrical fittings removed and unsafe wiring throughout the building, including concealed redundant wiring from previous layers or refurbishment and new electrical through out, removal of redundant/leaking pipework, including concealed tanks within

modern room additions and new plumbing through out. Permission is also sought for repairs to external weathered and cracked stonework.

RELEVANT PLANNING HISTORY

F/58/223 - Outline application. Conversion of mansion house to flats. Permission.

F/61/472 - Rehabilitation of ex flat and provision of 2 additional staff flats. Permission.

F/68/507/A - Outline application. Conversion into 15 self-contained flats. Permission.

F/72/62 - Conversion of 11 self-contained flats and owners residence. Permission. ESCC.

BK/21/92 - Retaining walls due to unlevel site. Permission.

BK/024/84 - Repair work to overcome damage caused by water penetration and dry rot. Alteration of existing window opening to form new stone mullioned window with casement lights. Permission.

BK/7/85 - Construct new bathroom / convert existing to shower room (flat 7). Permitted Development.

BK/007/90 - Glazing over internal courtyard. Permission.

DM/25/2916 - The property is currently used as a single private dwelling, established over 10 years ago following a prior internal conversion to flats. We seek certification of the use as a single dwelling. Permission.

DM/25/2172 - Internal alterations including new flooring laid over existing, other than removal and replacement of carpet, restoration and replication of skirting boards, architraves and cornicing, restoration or duplication of internal doors, retention and restoration of picture rails and staircases, new plaster and decoration to walls and ceiling, installation of new sanitaryware, new moulding, installation of new kitchen, restoration and installation of new joinery, new opening for lightwell in the kitchen and dining room, removal of mezzanine floor in the TV room, re-instatement of lift, installation of lowered ceilings to house ventilation in first floor ensembles, blocking up of first floor windows into gallery, and the installation and removal of internal walls, including the removal of the ensuite wall associated with bedroom 1 (F04a). Permission.

Applications pending consideration

DM/25/2644 & DM/25/2645 - External works within the grounds of Wykehurst House to include: Garden wall repairs, alterations to existing entrance gate, installation of new entrance gate and new plant equipment area.

DM/25/2654 - Retrospective permission is sought for repairs to roof damage and missing tiles, replacement to lead work, installation of lightning protection, replacement of rotten timber windows timber framework and cracked or missing glass panes.

DM/25/3228 & DM/25/3229 - Permission is sought for internal and external alterations including creation of new openings in existing walls, installation of new staircase and bridge to connect the two sides of the lightwell at second floor, installation of new architectural mouldings and other details, replacement of existing rooflight, and refurbishment of the Second Floor Lounge to include installation of new joists, ceiling and two new fireplaces into existing fireplace openings.

DM/26/0694 & DM/26/0695 - External works within the grounds of Wykehurst House to include: proposed pool building, proposed pool, reinstate opening within existing wall, new gate to existing wall, reinstate stone steps within the landscape, restore existing stone steps, reinstate landscaping and new gates.

DM/26/0768 - Removal of existing clay plain tiles and slate roof coverings. Replacement with new clay plain tiles, reuse and partial replacement of slate roof coverings.

SITE AND SURROUNDINGS

Wykehurst House is a two storey mansion, with attic and basement rooms, in the style of a French chateau. It is a stone building, with a tiled roof and has timber windows. Private amenity space lies to the south of the house, with the access to the north that spans from Colwood Lane to the west and London Road to the east. A lodge house still remains at each access to the public highway. Situated further north are the Coach House and Stables as well as The Pump House, both of which have been converted to residential use.

Wykehurst House is a Grade II* listed building that lies outside of the built up area of Bolney and is therefore within the countryside. It is also situated within the High Weald Area of Outstanding Natural Beauty.

APPLICATION DETAILS

Planning permission is sought for a range of internal and external works, partially retrospectively, that originally comprised:

- Repairs to the roof including replacement of missing tiles, replacement of leadwork, and installation of lightning protection;
- Replacement of timber windows, timber framework and cracked or missing window panes;
- Rewiring throughout;
- Replumbing throughout;
- New heating and underfloor heating;
- Repairs to external stonework; and
- Replacement/rebuilding of the courtyard wall.

During the course of the application, the roofing repairs and repairs to the courtyard wall have been removed from the proposal to be dealt with by separate applications. The application for the roof works has already been received and the wall repairs are awaiting reports from a heritage accredited engineer.

An associated application for listed building consent is being considered under application DM/25/2654.

LEGAL FRAMEWORK AND LIST OF POLICIES

Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

Using this as the starting point the development plan for this part of Mid Sussex consists of the District Plan, Site Allocation Development Plan Document (DPD) and Bolney Neighbourhood Plan.

National policy (which is contained in the National Planning Policy Framework and National Planning Policy Guidance) does not form part of the development plan but is an important material consideration.

Mid Sussex District Plan

The District Plan was adopted at Full Council on 28th March 2018.

Relevant policies:

- DP12 - Protection and Enhancement of Countryside
- DP16 - High Weald Area of Outstanding Natural Beauty
- DP26 - Character and Design
- DP34 - Listed Buildings and Other Heritage Assets

Site Allocations DPD

The SADPD was adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

There are no relevant policies.

Bolney Neighbourhood Plan

The Bolney Neighbourhood Plan was formally made on 21st September 2016.

Relevant policies:

- BOLD1 - Design of New Development and Conservation

Legislation

Countryside and Rights of Way Act
Levelling-up and Regeneration Act
Planning (Listed Buildings and Conservation Areas) Act

Other Material Considerations

Mid Sussex District Plan 2021 - 2039 - Submission Draft (Regulation 19)

The District Council is reviewing and updating the District Plan. Upon adoption, the new District Plan 2021 - 2039 will replace the current District Plan 2014-2031 and its policies will have full weight. In accordance with the NPPF, Local Planning Authorities may give weight to relevant policies of the emerging plan according to the stage of preparation; the extent to which there are unresolved objections to the relevant policies; and the degree of consistency of the relevant policies in the emerging plan to the NPPF. The draft District Plan 2021-2039 (Regulation 19) is currently at Examination and hearings were concluded on the 19th March 2026. The District Plan remains at Examination until the Inspector has published his report, until that time only minimal weight can be given to the Plan and this planning application has been assessed against the policies of the adopted District Plan.

Relevant policies:

DPS2 - Sustainable Design and Construction
DPS6 - Health and Wellbeing
DPC1 - Protection and Enhancement of the Countryside
DPC4 - High Weald Area of Outstanding Natural Beauty
DPB1 - Character and Design
DPB2 - Listed Buildings and Other Heritage Assets

Mid Sussex Design Guide Supplementary Planning Document (SPD)

The Council has adopted a 'Mid Sussex Design Guide' SPD that aims to help deliver high quality development across the district that responds appropriately to its context and is inclusive and sustainable. The Design Guide was adopted by Council on 4th November 2020 as an SPD for use in the consideration and determination of planning applications. The SPD is a material consideration in the determination of planning applications.

National Planning Policy Framework (NPPF) (December 2023)

ASSESSMENT

Impact on the High Weald Area of Outstanding Natural Beauty

The legal framework for AONBs, (also known as National Landscapes) in England and Wales is provided by the Countryside and Rights of Way Act (CRoW) 2000 which at Section 82 reaffirms the primary purpose of AONBs: to conserve and enhance natural beauty. Section 84 of the CRoW requires Local Planning Authorities to '*take all such action as appears to them expedient for accomplishment of the purpose of conserving and enhancing the natural beauty of the AONB*'. The Levelling-up and Regeneration Act (2023) amended section 85 of the CRoW Act, to create a new duty on relevant authorities to '*seek to further the purpose of conserving and enhancing the natural beauty of the area when discharging their functions in AONBs*'. A similar ethos is found within The High Weald Area of Outstanding Natural Beauty Management Plan which is a material consideration in the determination of planning applications in the AONB.

Paragraph 189 of the NPPF states:

'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to

these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks'.

Policy DP16 of the Mid Sussex District Plan relates to the AONB and states that:

'Development within the High Weald Area of Outstanding Natural Beauty (AONB), as shown on the Policies Maps, will only be permitted where it conserves or enhances natural beauty and has regard to the High Weald AONB Management Plan, in particular:

- o the identified landscape features or components of natural beauty and to their setting;*
- o the traditional interaction of people with nature, and appropriate land management;*
- o character and local distinctiveness, settlement pattern, sense of place and setting of the AONB;*
- and*
- o the conservation of wildlife and cultural heritage'.*

This is reflected in the High Weald Management Plan.

The application seeks to undertake works and alterations to a dwelling. Due to the nature of the works in relation to an existing building, it is considered that the proposal would not form an isolated development within the wider landscape. It would also not have an adverse impact on the landscape quality of the AONB due to it being viewed in context with existing built form. As such the application would comply with the requirements of policy DP16 of the District Plan, The High Weald Management Plan and paragraph 186 of the NPPF.

Design and impact upon heritage assets

Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states *'In considering whether to grant planning permission (or permission in principle) for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.*

Policy DP34 of the Mid Sussex District Plan, in part, relates to listed buildings and states:

'Development will be required to protect listed buildings and their settings. This will be achieved by ensuring that:

- o A thorough understanding of the significance of the listed building and its setting has been demonstrated. This will be proportionate to the importance of the building and potential impact of the proposal;*
- o Alterations or extensions to a listed building respect its historic form, scale, setting, significance and fabric. Proposals for the conversion or change of use of a listed building retain its significance and character whilst ensuring that the building remains in a viable use;*
- o Traditional building materials and construction techniques are normally used. The installation of uPVC windows and doors will not be acceptable;*
- o Satellite antennae, solar panels or other renewable energy installations are not sited in a prominent location, and where possible within the curtilage rather than on the building itself;*
- o Special regard is given to protecting the setting of a listed building;*
- o Where the historic fabric of a building may be affected by alterations or other proposals, the applicant is expected to fund the recording or exploratory opening up of historic fabric'.*

Policy DP26 of the Mid Sussex District Plan relates to design:

'All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:

- o is of high quality design and layout and includes appropriate landscaping and greenspace;*

- o *contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;*
- o *creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- o *protects open spaces, trees and gardens that contribute to the character of the area;*
- o *protects valued townscapes and the separate identity and character of towns and villages;*
- o *does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP27);*
- o *creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- o *incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- o *positively addresses sustainability considerations in the layout and the building design;*
- o *take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element;*
- o *optimises the potential of the site to accommodate development.'*

This ethos is reflected in policy BOLD1 of the Bolney Neighbourhood Plan.

The proposed development is located within the countryside, therefore policy DP12 of the District Plan is relevant. The principal aim of Policy DP12 of the District Plan states the

'countryside will be protected in recognition of its intrinsic character and beauty.'

The Mid Sussex Design Guide SPD seeks to secure a high standard of design across all development.

The application relates to a Grade 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 internal and external works including to the windows, rewiring, replumbing, new heating and repairs to external stonework.

The application has been reviewed by the Conservation Officer, who initially raised concerns regarding the proposed development. These arose from insufficient information being provided to justify the different works and in relation to understanding the extent of the completed works.

Further information has been provided to address the matters raised by the Conservation Officer and the roof repairs and repairs to the courtyard wall have been removed from the application. The application description and submitted documents have been updated to reflect this. Taking into account the previous alterations to the building, alongside works that have been undertaken prior to submission, the additional information provided has been considered sufficient for the Conservation Officer to conclude that, overall, there would not be harm to the significance of the listed building.

With regards to design, the further details supplied show that the windows would be consistent with those found in the existing building and the other works would not be harmful in design terms. The scale and nature of the development is such that there would not be a harmful impact to the character of the countryside.

Impact to amenity

Policy DP26 of the Mid Sussex District Plan seeks to ensure that new development *'does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP27).'*

In terms of the impact to amenity, the proposal does not seek to enlarge the building and no new windows are to be installed. It is therefore considered that there would not be any harm to neighbours' light, outlook or privacy. Due to the domestic nature of the proposed works, there would not be a harmful impact with regards to noise, air and light pollution.

Biodiversity Net Gain

Biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990. This is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. As a householder application this development is exempt from the requirement to provide biodiversity net gain.

PLANNING BALANCE AND CONCLUSION

In conclusion, the proposal would accord with the requirements of policies DP12, DP16, DP26 and DP34 of the Mid Sussex District Plan and policy BOLD1 of the Bolney Neighbourhood Plan. The development is therefore considered to be acceptable.

Decision: Permission

Case Officer: Caroline Grist