

Mr M Blencowe
Stickland Wright Ltd
23 Vine Street
Brighton
BN1 4AG

**PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015**

PERMISSION

REFERENCE: DM/25/2172

DESCRIPTION: 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 ENSUITES, 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).

LOCATION: WYKEHURST HOUSE, WYKEHURST PARK, COLWOOD LANE, BOLNEY

DECISION DATE: 16 APR 2026

CASE OFFICER: CAROLINE GRIST - CAROLINE.GRIST@MIDSUSSEX.GOV.UK

The Council hereby notify you that they **GRANT LISTED BUILDING CONSENT** for the above development to be carried out in accordance with the submitted application and plans and subject to compliance with the following conditions:-

1. The works to which consent relates shall be begun not later than 3 years from the date of this consent.

Reason: To comply with Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The development hereby approved shall be carried out in accordance with the Building Condition Survey & Schedule of Proposed Alterations (Rev C, 02/04/2026, received 02.04.2026).

Reason: In order to protect the special interest of the listed building and to accord with policy DP34 of the Mid Sussex District Plan 2014 - 2031.

3. Within 3 months of the date of this permission, the internal wall in the first floor ensuite room F04a (drawing 25041-P-120, revision J) shall be removed in its entirety and the room reinstated in accordance with a schedule of reinstatement works. The schedule of reinstatement works shall be submitted to and approved in writing by the Local Planning Authority prior to the removal of this wall. This schedule shall include the proposed materials and methods to make good the retained adjacent fabric and finishes, including flooring. The works shall thereafter be carried out in accordance with the approved details.

Reason: In order to protect the special interest of the listed building and to accord with policy DP34 of the Mid Sussex District Plan 2014 - 2031.

4. Prior to the installation of the new double doors in the ground floor room G.12 (drawing 25041-P-110, revision E) detailed scaled drawings, including sections and annotations to show materials and finishes, of these doors shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details.

Reason: In order to protect the special interest of the listed building and to accord with policy DP34 of the Mid Sussex District Plan 2014 - 2031.

5. Prior to the installation of the new double doors between the ground floor rooms G.02 and G.03 (drawing 25041-P-110, revision E) detailed scaled drawings, including sections and annotations to show materials and finishes, of these doors shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details.

Reason: In order to protect the special interest of the listed building and to accord with policy DP34 of the Mid Sussex District Plan 2014 - 2031.

6. Prior to the installation of the new double doors to the first floor stairwell in room F.01 (drawing 25041-P-120, revision J) detailed scaled drawings, including sections and annotations to show materials and finishes, of these doors shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details.

Reason: In order to protect the special interest of the listed building and to accord with policy DP34 of the Mid Sussex District Plan 2014 - 2031.

7. Prior to the installation of the new timber flooring hereby approved details of this flooring, cross-referenced to floor plans to show the location of the work, shall be

submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details.

Reason: In order to protect the special interest of the listed building and to accord with policy DP34 of the Mid Sussex District Plan 2014 - 2031.

8. Prior to the installation of the new tile flooring hereby approved details of this flooring, cross-referenced to floor plans to show the location of the work, shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details.

Reason: In order to protect the special interest of the listed building and to accord with policy DP34 of the Mid Sussex District Plan 2014 - 2031.

9. Prior to the installation of the new plaster moulding and cornicing hereby approved, details of these works, cross-referenced to floor plans to show the location of the work, shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details.

Reason: In order to protect the special interest of the listed building and to accord with policy DP34 of the Mid Sussex District Plan 2014 - 2031.

10. Prior to the installation of any new ironmongery to the doors on any floor hereby approved, details of the ironmongery, cross-referenced to floor plans to show the location of the work, shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details.

Reason: In order to protect the special interest of the listed building and to accord with policy DP34 of the Mid Sussex District Plan 2014 - 2031.

11. Prior to the removal of paint from the built-in joinery in the library (room G.26 on drawing 25041-P-110, revision E), a detailed methodology for the removal of this paint shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details.

Reason: In order to protect the special interest of the listed building and to accord with policy DP34 of the Mid Sussex District Plan 2014 - 2031.

12. Prior to the reinstallation of the lift within and above room G.29 (drawing 25041-P-110, revision E), details of the new lift and any works to the lift enclosure or surrounding fabric shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details.

Reason: In order to protect the special interest of the listed building and to accord with policy DP34 of the Mid Sussex District Plan 2014 - 2031.

INFORMATIVES

1. You are advised that the District Council determined this application on the basis of the following drawings:

Human Rights Implications

The planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

Plans Referred to in Consideration of this Application

The following plans and documents were considered when making the above decision:

Plan Type	Reference	Version	Submitted Date
Existing Floor Plans	25041-P-010	D	10.11.2025
	D		
Existing Floor Plans	25041-P-011	D	10.11.2025
	D		
Existing Floor Plans	25041-P-013	D	10.11.2025
	D		
Proposed Floor Plans	25041-P-109 E	E	10.11.2025
Proposed Floor Plans	25041-P-110 E	E	10.11.2025
Proposed Floor Plans	25041-P-130 F	F	10.11.2025
Proposed Floor Plans	25041-P-121	H	02.04.2026
	H		
Proposed Floor Plans	25041-P-131	D	02.04.2026
	D		
Existing Floor Plans	25041-P-012 E	E	14.04.2026
Proposed Floor Plans	25041-P-120 J	J	14.04.2026
Location Plan			27.08.2025
Block Plan	25041-P-001 A	A	29.08.2025
Proposed Floor Plans	25041-P-111	C	27.08.2025
	C		
Proposed Sections	25041-P-140	A	27.08.2025
	A-		
Proposed Sections	25041-P-141 A	A	27.08.2025



Eric Owens
Interim Assistant Director Planning and Sustainable Economy

NB: IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ACCOMPANYING THIS FORM

PELBCZ

APPEALS TO THE SECRETARY OF STATE

Notes for Applicants

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months (8 weeks in the case of advertisements, 12 weeks in the case of householder or minor commercial development) of the date of this notice *(see exceptions below)

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on Tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.uk.

- * If this decision relates to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.*
- * If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.*

