



Supporting Planning Statement to accompany application to discharge conditions

Wykehurst House, nr Bolney RH17 5QQ

Permission reference: DM/26/1331

Conditions 3 and 12

The following Statements are submitted to satisfy these conditions.

Condition 3

To discharge the condition and demonstrate the proposed process for removing the wall, the client informed us that the wall build-up was constructed using softwood timber framing with modern plasterboard finishes, which had been installed over the original bay window features within the ensuite. Prior to any removal works, localised opening-up investigations were undertaken within the dropped ceiling, which identified that much of the original bay window detailing remains intact. This suggests that the wall was carefully installed over the original features, helping to preserve the existing architectural fabric.

See submitted drawings:

- 25041-P-142-C-Ensuite layout
- 25041-P-146-_-Existing Ensuite layout

In addition to discharge Condition 3:

The original bay window fabric appears intact behind the partition. During the removal works, all modern fixings associated with the partition will be carefully removed to avoid unnecessary damage to the existing historic fabric.

Following removal of the partition, the affected areas of the bay window and adjoining historic fabric will be inspected and repaired as necessary. Any minor damage resulting from the previous installation of the partition, including fixing holes or localised surface damage, will be made good using materials compatible with the existing construction, preserving the original material as a priority. This will include hand sanding back localised paint finishes and using a natural wood powder filler (such as Touporet). Paint layers to then be built-up to seamlessly match the adjacent surfaces.

Where repairs to the timber framework or decorative mouldings are required, these will be undertaken on a like-for-like basis using matching timber sections and profiles. Any existing mouldings or cornicing affected by the removal of the partition will be retained wherever practicable.

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Where removal or replacement is necessary, although not anticipated, these will be repaired or reinstated in accordance with the details approved under Condition 9. Replacement mouldings will accurately replicate the existing profiles and detailing.

Existing historic fabric will be retained wherever practicable, with replacement limited only to areas beyond reasonable repair. Any replacement joinery or timber elements will be appropriately matched to the existing fabric.

Following completion of the repairs, all disturbed surfaces will be prepared and redecorated to match the existing adjacent finishes, ensuring the bay window is reinstated to a condition that reflects its historic appearance and significance.

The works are intended solely to remove the later partition and reinstate the historic fabric, with no alteration to the original form, character, or architectural detailing of the bay window.

We trust that the above information is sufficient to discharge condition 3.

Condition 12

To discharge condition 12, see submitted drawing below for lift design details:

- 25041-P-150-_-Lift Doors G.29 details

For Supporting technical information about the lift please see submitted documents below:

- products-homelifts-en-20240617
- Q2456981_layout.2.#-signed

In addition to discharge Condition 12:

The proposed lift installation has been designed to minimise impact upon the existing historic fabric of the building by utilising the existing lift wall enclosure. The installation will not require significant alteration to the existing enclosure beyond those necessary to accommodate the lift equipment and associated door installation.

Existing architectural features adjoining the lift enclosure, including surrounding wall surfaces, joinery and any retained historic detailing, will remain in situ and will be protected throughout the construction process.

Any localised disturbance to existing finishes arising from the installation works will be carefully made good to match the existing adjacent materials and finishes upon completion. No unnecessary removal of historic fabric is proposed.

We trust that the above information is sufficient to discharge condition 12.

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19/08/2026

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