

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0768	Case Officer:	Emily Wade
Application Type:	Listed Building Consent		
Proposal:	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:	Wykehurst Park, Colwood Lane, Bolney, West Sussex, RH17 5QQ, , ,		
Validation Date	27 Mar 2026	Overall Expiry Date:	8 May 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	20 May 2026
Target Date:	22 May 2026	Recommending Officer Signature:	Emily Wade

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	20 May 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0768

**Wykehurst Park, Colwood Lane, Bolney, West Sussex, RH17 5QQ, ,
Removal of existing clay plain tiles and slate roof coverings. Replacement with new clay plain
tiles, reuse and partial replacement of slate roof coverings
Mr Blencowe**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

Historic England: Not providing advice in this case; the LPA should seek the advice of their own specialist conservation and archaeological advisers.

TOWN/PARISH COUNCIL OBSERVATIONS

No objection.

INTRODUCTION

Wykehurst House is a II* listed building located in a rural position outside Bolney. It is a substantial and extravagantly detailed late 19th century country house in the Victorian revivalist style, built to designs by E M Barry. The current proposal is for stripping and recovering of the entire roof of the house.

RELEVANT PLANNING HISTORY

DM/25/2655 and 2654 Planning and listed building consent for various repair and upgrade works to the building, including stonework repairs and window replacement. These applications originally included roof repairs, but this element was withdrawn when the extent of the necessary repair became apparent.

SITE AND SURROUNDINGS

Wykehurst House is a II* listed building located in a rural position outside Bolney. It is a substantial and extravagantly detailed country house in the Victorian revivalist style, which has been strongly influenced by the French chateaux of the Loire valley. The house was constructed in 1871-1874 to designs by E M Barry. 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 house is set in formal gardens, with extensive parkland beyond. The formal gardens include Grade II listed walls and gateways.

APPLICATION DETAILS

The current proposal is for the removal of the existing clay tile and slate roof coverings, replacement of the clay tile with new clay tiles, replacement where necessary of clay ridge tiles and finials on a like-for-like basis, and partial reuse of the slate with some new to match.

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 the 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:

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.

Neighbourhood Plan

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

BOLD1 Design of New Development and Conservation.

Other Legislation

Planning (Listed Buildings and Conservation Areas) Act 1990

Other Material Considerations

Mid Sussex District Plan 2021-2039 Consultation Draft

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:

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 2024)

Paragraphs 210, 212-215 of the NPPF are relevant and state that:

'210. In determining planning applications, local planning authorities should take account of:

- o the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- o the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- o the desirability of new development making a positive contribution to local character and distinctiveness.*

Considering potential impacts

212. *When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

213. *Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

214. *Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;*
- c) and conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.*

215. *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'*

Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

'In considering whether to grant listed building consent for any works the local planning authority or 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.'

ASSESSMENT

District Plan Policy DP34 will be relevant, and states that:

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

- Alterations or extensions to a listed building respect its historic form, scale, setting, significance and fabric... '*

Wykehurst House is a II* listed building located in a rural position outside Bolney. It is a substantial and extravagantly detailed country house in the Victorian revivalist style, which has been strongly influenced by the French chateaux of the Loire valley. The house was constructed in 1871-1874 to designs by E M Barry. 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 is for the complete stripping and recovering of the roof. The existing roof covering is of plain clay tiles to the outward facing slopes and slate to the inner slopes.

The existing clay tiles are machine made and are original to the construction of the building in 1875, and are flat faced and uniform in shape and size. They are generally dark, but with some variation in colour. A condition survey has been submitted which demonstrates that these tiles are now beyond their useful lifespan and that unfortunately complete replacement is the only viable option. The poor repair of the existing tiles is exacerbated by the original use of hard Portland cement to bed them which has led to large areas being bonded together and failing simultaneously. It also means that re-use of the existing

tiles is not practical. In this context, the complete replacement of the existing tiles, although regrettable, is not considered contentious. New machine-made tiles to match existing will be used, with matching detailing.

To the inner roof slopes, which are covered by slate, recovering is also required, but some of the existing slates can be re-used, estimated to be approximately 50%.

All roofs will need new battens, sarking board and a modern breathable under-slating membrane. Leadwork will also be replaced to match existing.

On the basis of the condition report and accompanying photographic survey, the principle of the works is not considered contentious. The suggested methodology and materials are also considered acceptable, and should preserve the appearance and character of the roof, and the special interest of the listed building.

The proposal is therefore considered to preserve the special interest of the listed building, meeting the requirements of District Plan Policy DP34 and the relevant paragraphs of the NPPF.

PLANNING BALANCE AND CONCLUSION

It is recommended that listed building consent is granted.

Decision: Permission

Case Officer: Emily Wade