

Caroline Grist
Mid Sussex District Council

Our ref: L10001337
Your ref: DM/26/1440 &
DM/26/1455

Telephone: 0207 973 3627
Date: 15th July 2026

Dear Ms Grist

Arrangements for Handling Heritage Applications Direction 2021 & T&CP (Development Management Procedure) (England) Order 2015 & Planning (Listed Buildings & Conservation Areas) Regulations 1990

WYKEHURST HOUSE, COLWOOD LANE, BOLNEY, HAYWARDS HEATH, WEST SUSSEX, RH17 5QQ, ENGLAND

Application Nos. DM/26/1440 & DM/26/1455

Thank you for your letters of 30th June 2026 regarding the above applications for listed building consent and planning permission. On the basis of the information available to date, we offer the following advice.

Historic England Advice

Wykehurst House is a dramatically composed example of High Victorian revivalist architecture by Edward Middleton Barry, a member of the distinguished Barry architectural family, and commissioned by Henry Huth, the prominent bibliophile and art collector. It is listed at grade II* and draws strong stylistic inspiration from the French châteaux of the Loire Valley.

The surrounding designed landscape, including formal gardens, terraces, and carefully composed approach routes through historic parkland and framed by entrance lodges, forms an essential component of the original conception.

The park and garden is an undesignated heritage asset and contributes to the significance of the main house. The interplay between building and landscape reinforces the intended effect of a continental château translated into an English context.

The proposal is to create a new landscaped eastern access route along with a new secondary entrance gate in order to reinforce the historic role of the eastern access as the principal approach to Wykehurst House. We have looked at historic mapping and, in particular the OS 6 inch map of 1888-1915. We can see that historically the eastern access functioned through the

inclusion of a small triangle of roads which allowed access from both the east and from the lodge house and stables to the north.

Reinstating this arrangement would be the most appropriate way forward as otherwise the proposal would create an awkward arrangement of two parallel roads running very close to each other. This would cause some harm to an appreciation and legibility of the historic layout and approach and how the site operated.

The proposed new gate should be located at the eastern corner of the reinstated triangle of roads. The gate should also be less ornate than proposed and clearly part of the estate boundary infrastructure rather than competing with the inner principal entrance gates.

We also advise that the historic parkland character south of the eastern access should be restored, based on historic mapping. Open parkland with individual parkland trees is one of the defining features of parkland. Tree planting is an essential visual component in the parkland landscape that if appropriately placed and managed will become part of the kinetic unfolding views of the house along the drive.

New hedgerows should be avoided as when planted within an historic parkland they can greatly affect the historic character and disrupt the characteristic open parkland landscape and its visual flow.

Recommendation

Historic England advises that your Council should seek the following amendments to these applications in order to remove the harm the proposals would cause to the significance of Wykehurst House and its historic park and garden:

- Reinstatement of the historic triangle of roads arrangement for the eastern approach to the house as shown on the OS 6-inch map 1888-1915;
- Position the new gate at the eastern corner of the reinstated triangle of roads;
- Design the new gate so that it is less ornate and appears as part of the estate boundary infrastructure;
- Provide appropriate parkland landscaping to the south and evidenced by historic mapping.

Should the proposals remain unchanged, it will be for your Council to assess whether the harm to Wykehurst House and its park and garden's significance would be outweighed by public benefits secured by the development. In doing so, it should give great weight to the conservation of these designated heritage assets.



If there are any material changes to the proposals beyond those we have suggested, please contact us. If you propose to determine the applications in their current form, please inform us of the date of the committee and send us a copy of your report at the earliest opportunity. Please also advise us of the decision in due course.

Yours sincerely

Alma Howell

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CC Emily Wade, Conservation Officer