

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 24 October 2025 15:36:36 UTC+01:00
To: "Caroline Grist" <Caroline.Grist@midsussex.gov.uk>
Subject: Wykehurst House DM/25/2172

Hi Caroline

As discussed, I have been working through the above application with a view to providing comments and have unfortunately identified some issues with the submission which it would be helpful to have resolved in order to allow a fully informed assessment of the proposals.

Firstly, I note that we do not have a full set of plans- as some works have already been undertaken, and the application is partly retrospective, we would need pre-existing plans reflecting the state of the building before any work was done, existing plans showing it as it is now, and proposed plans showing it in its anticipated finished. It would be helpful if these plans could be marked up in red as appropriate to show any demolition which has taken place or is proposed.

The submitted Heritage Statement and Impact Assessment should also be amended to remove mention of the works to the exterior of the property which are intended to form a separate application. I also note that although it is titled Impact Assessment this document in fact appears to contain no discussion of the impact of the works on the special interest of the listed building. The separate Building Condition Survey and Schedule of Alterations likewise does not comment on the impact of the works. It would be helpful if one or both of these documents could be amended to address this issue, in particular as the works are partly retrospective. For example, where fabric has been/is proposed to be removed or altered, is this original or not? What has the impact of this work on the significance of the heritage asset? What is the impact of the individual alterations to the layout on the surviving original floor plan of the building and its legibility?

I would prefer to have this further/revised information in front of me prior to commenting further, especially given the extent of the works and their partially retrospective nature.

Thanks,

Emily

Please note that this advice is given at Officer level only and is without prejudice to the formal decision of the District Council.

Submit your planning application online.
<http://www.planningportal.gov.uk>

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