

Planning Statement
Wykehurst House, nr Bolney RH17 5QQ



Introduction

See heritage statement for further information.

This document is to be read in conjunction with, the documents stated.

Listed building consent is sought for the following items:

- 1) Roof damage and missing tiles leading to direct water ingress – retrospective application
- 2) Electrical fittings removed and unsafe wiring throughout the building, including concealed redundant wiring from previous layers or refurbishment – partial retrospective application for new electrical through out
- 3) Weathered and cracked stone, left to deteriorate - listed building permission
- 4) Leaking pipework, including concealed tanks within 'modern' room additions – partial retrospective application for new plumbing through out
- 5) Lack of lightning protection – retrospective application for installation of lightning protection
- 6) Rotten window timber framework and cracked or missing glass panes – retrospective application for window replacement.
- 7) Replacement of courtyard wall - listed building permission
- 8) Leadwork poorly maintained balcony flashings and water sealing, leading to water ingress to stonework below including substantial salt loss and stone degradation – listed building application

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1. Roof repairs - tiles

Roof repairs have been undertaken. See drawing: [25041B-P-132-A-Proposed roof plan](#)
Like for like tiles used.

[Retrospective permission is sought to undertake these repair works to existing building fabric.](#)

2. Electrical Installations

Electrical replacement works has commenced. For the health and safety of the future occupants and prevent electrical fires, the electrics through out need to be upgraded.

See email from inspecting electrician dated 30/09/25.

See lighting and small power drawings for proposals.

[Partial retrospective permission is sought to undertake these replacement works.](#)

3. Stone repairs

A full condition survey of the external stone facades has been undertaken by Traditional Stone Restoration Ltd.

Please see report:

- Wykehurst Place, Masonry Condition Survey Aug 25
- E5193 Wykehurst Place, Bolney estimate

All interventions will be carried out in accordance with conservation best practice, using traditional materials and techniques appropriate to the listed status of the building.

[Permission is sought to undertake these repair works to existing building fabric.](#)

4. Plumbing installations

Plumbing replacement works has commenced. For the health and safety of the future occupants, the plumbing through out need to be upgraded.

These works include: soil and waste drainage, heating, domestic water and bathroom plumbing.

See email from inspecting heating and plumbing engineer 29/09/25.

See heating, underfloor heating and water services drawings for proposals.

[Partial retrospective permission is sought to undertake these replacement works.](#)

5. Lightning protection

Down conductors and earth terminations and ESE device (surge protection) installed on site. See photos below.



Image 01



Image 02

Installation of lightning protection – see plan [25041B-P-132](#) proposed roof plan for location.

Retrospective permission is sought for the installation of the lightning protection system.

6. Window repairs

Locations marked on the plan [25041B-P-130](#) proposed second floor plan show the locations replacement windows have been installed. The details for these are attached in [25041B-P-142-A](#) Sash window detail sheet 1 & [25041B-P-143-A](#) Sash window details sheet 2.

Retrospective permission is sought for the installation of replacement windows.

7. Retaining South Wall to Courtyard

See [25041B-P-001](#) Block plan for location of retaining wall, this is leaning significantly, and the structural engineer has proposed to reinforce the wall with stepoc and rebuild the stone facing wall.

See structural engineer drawings:

24140-10

24140-11

24140-12

See method statement: *Wykehurst Place, Method statement to rebuild wall Oct 2025*

Permission is sought to undertake these repair works to existing building fabric.

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8. Leadwork to roof

For details of scope of leadwork repair see drawing **25041B-P-132-A**-Proposed roof plan.

Partial retrospective permission is sought to undertake these replacement works