

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 27 March 2026 11:28:56 UTC+01:00
To: "Caroline Grist" <Caroline.Grist@midsussex.gov.uk>
Subject: RE: DM/25/2172 Wykehurst House

Hi Caroline

Further comments on the above application following the receipt of further plans.

The application has been revised to remove the partitioning to the ensuite associated with bedroom 4. This is welcomed and addresses this objection to the proposal as submitted. In my opinion, for the reasons set out in my previous comments the proposal is now on balance acceptable, meeting the requirements of District Plan Policy DP34 and the relevant paragraphs of the NPPF.

In terms of the submitted plans, there may be one omission (unless it is me missing something)- I am not sure we have the updated finishes plan for the first floor showing the above amendment? I would recommend this is submitted prior to a decision being issued, for completeness. I also note that the Schedule of Works refers to the reinstatement of the first to second floor staircase which is part of a separate application (3.4 and 4.1 of the document)- this reference and any other related notes should be removed if not part of the works covered by this application. The same applies to replacement of windows (4.1).

I would also recommend the following conditions on an approval:

- Detailed drawings at an appropriate large scale, including sections, and annotated to show materials and finishes, of new internal doors at the following locations – the new double doors at G.12, the new double doors between G.02 and G.03, the new double doors to the stairwell at first floor F.01
- Details of new timber and tile flooring to all floors (*I don't think we need details of carpet as this is easily reversible and more superficial work*). Your drawings should be cross-referenced to floor plans to show the location of the work.
- Details of new plaster moulding and cornicing to all floors. Your detailed drawings should be cross-referenced to floor plans to show the location of the work.
- Details of new ironmongery to doors to all floors. These details should be cross-referenced to floor plans to show the location of the work.
- Details of the method of paint removal to the built-in joinery to the library (G.26).
- Details of the new lift to be reinstated within and above G.29, including any works to the lift enclosure or surrounding fabric.

Obviously works to the building have already commenced, but in any case I would be happy for the above to be prior to the commencement of the specific work mentioned if this is helpful.

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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From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 15 December 2025 11:28
To: Caroline Grist <Caroline.Grist@midsussex.gov.uk>
Subject: DM/25/2172 Wykehurst House

Hi Caroline

Further comments on the above application.

Wykehurst House is a II* listed country mansion located in a rural position outside Bolney. The house was constructed in 1871-1874 to designs by Barry, in the highly ornate Francois Premier style. 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, which is partly retrospective, is for extensive works throughout the interior of the building including alterations to the layout, new partition walls, new doors, architraves, skirting and cornicing.

We have now received further drawings and revised supporting documents which clarify the extent of the works and include a detailed impact assessment.

Having read through the further information now provided, it is clear that there are some areas of the building where minor adverse impacts on the special interest of the listed building have occurred, through loss of historic fabric and/or plan form (e.g. the hallway and boot room at ground floor). In general, however, I would consider that the works of reinstatement and restoration which have occurred within these same areas mitigate for these harms.

There is one exception to this, which is the introduction of the partition in room F04 at first floor, to create an ensuite and dressing room. This partition not only has an adverse impact on the floor plan of this room, it also has a very poor relationship with the original window and surround, which it bisects. There are no compensatory works to this room which would counterbalance the harm which arises from this. I would recommend that the application is revised to omit this partition, which (since it has already been installed) should be removed, the room returned to its original proportions, and any damage to the window embrasure made good.

Subject to the above amendment, and to further detail which would be required by condition, it is my opinion that on balance, given the extent of previous alteration to the property and the beneficial works which sit alongside other more minor areas of potential harm, the proposal could be supported.

I can provide a listed of suggested conditions once the amended first floor plans are received.

Thanks,

Emily

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