

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 19 November 2025 16:25:23 UTC+00:00
To: "Caroline Grist" <Caroline.Grist@midsussex.gov.uk>
Subject: DN/25/2644 and 2645 Wykehurst House, Wykehurst Place

Hi Caroline

Comments on the above planning and listed building consent applications.

Wykehurst House is a substantial Grade II* listed country house located in a rural position outside Bolney. The house, which dates from 1872-4, has a gravelled forecourt to its northern side which is surrounded by a contemporary balustraded stone wall, with gates set into it to its northwestern corner and eastern side. The stone gate piers are surmounted by ornamental eagles. The wall and gateways are separately listed Grade II. Beyond this forecourt to the east is a further section of walling surrounding part of the garden

The current proposal is for repairs to the forecourt and garden walls with replacement of some sections, removal of the existing entrance gates and the stone eagles surmounting the gate pillars, reinstatement of stonework to the top of these pillars, installation of a new entrance gate and piers to the north west along the entrance driveway, closer to Colwood Lane, and construction of a new plant area to the south west of the drive, including heat pumps, a plant room and brick built oil tank enclosure.

Although the repair of the forecourt and garden walls is welcomed in principle, other aspects of the proposal, which has not been subject to pre-application discussion, raise concerns in terms of the impact on the listed structure and the setting of Wykehurst House:

- Further details including a full specification of works for the repairs should be provided, indicating materials and techniques to be employed. This could potentially be reserved by condition.
- With respect to the works to the historic northwestern gateway, whilst the removal of the non-original eagles is not considered contentious, it is not apparently proposed to fully restore the original stonework to the top of the posts, including the finials, to replace these. This rather half-hearted approach is regrettable, and risks leaving the piers looking unfinished. I would recommend that the proposal is amended to constitute a full restoration, which should be clearly illustrated in the proposed drawings, and that the application drawings are also amended to show clearly the extent of the material it is proposed to retain and that which it is proposed to remove.
- The proposal does not appear to include works to restore the eastern gateway, although this also has the same, non-original eagles to the top of the gate piers. This will result in an inconsistent, unbalanced appearance to the forecourt of the house. I would recommend that the proposal is revised to include this gateway.

- The proposal to remove the modern gates to this gateway is not in itself contentious, but gates of an appropriate design should be reinstated in this position, rather than leaving the gateway without gates, which it was not designed to be. I would suggest that the ornate gates which it is proposed to install to the new secondary gateway should be instead installed in this position, and a simpler but complementary design employed for the new gateway (see below). The reinstated gates could be left in the open position if preferred, but this approach will, subject to detail, ensure a proper restoration of this part of the listed structure and no adverse impact on its character or appearance.
- The proposed secondary gateway is not considered contentious in principle, but I have concerns that as shown the ornate gates which are designed to replicate the original to the historic gateway will, if installed in this position, confuse the narrative of the site and the manner in which the original layout of the driveway and forecourt can be appreciated. Instead, I would suggest, as above, that these replica gates should be reinstated to the original gateposts, and the secondary gates and posts should be of a simpler, but complementary design so that they 'read' clearly as a modern intervention.
- The location of the proposed plant area adjacent to the main entrance driveway to the property is a concern. Ideally this area should be relocated to a more discrete position away from the frontage of or approach to the house, or otherwise a robust justification should be provided. We do not appear to have elevations which illustrate the appearance of the proposed plant installation as a whole including the brick oil tank enclosure; these should be provided. The slatted timber screening between the plant and the house is also a concern as although this is described as planted the Council would have no control over the long term retention of the planting, and the timber screening itself would have a potentially adverse impact on views from the house frontage.

In summary, the proposal has some clear potential heritage benefits, but also raises a number of concerns which at present would not necessarily be considered to outweigh these benefits. Further information and amendments are required to ensure that the special interest of the listed structure and the setting of Wykehurst House are preserved.

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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