



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0439

Jendens Farm, Smithers Hill Lane, Shipley, West Sussex, RH13 8PP

DESCRIPTION:

Replacement of existing metal windows with timber casements with glazing bars, and replacement of doors (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/11/1357	New extensions and alterations	Application 10.10.2011	Permitted	on
DC/11/1359	New extensions and alterations (Listed Building Consent)	Application 10.10.2011	Permitted	on

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

Horsham District Planning Framework (2015):

Policy 34- Cultural and Heritage Assets

Neighbourhood Plan:

The Shipley Neighbourhood Plan was formally made on 23 June 2021.
Policy Ship HD3 - High Quality Design

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:

HDC Conservation Officer: No objection with confirmation that the glazing will be no more than 14mm thickness

Parish Comments:

At the meeting of Shipley PC held on 14th April 2026, Members voted to submit a NEUTRAL comment for the application. Members agreed with the recommendations made by HDC's Conservation Officer.

Representations:

None received

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of

the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

Paragraph 212 of the NPPF (2024) states that "when considering the impact of proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be)." Paragraph 213 continues to state that "any harm to, or loss of, the significance of a designated heritage asset (from its alterations or destruction, or for of development within its setting), should require clear and convincing justification."

Jendens Farmhouse is set within a substantial site with an access drive leading from Smithers Hill Lane to the east of the site. Jendens Farmhouse is a Grade II listed building (List No. 1180840) dating from the 17th Century or earlier and consists of a timber frame building set over two storeys with its principal elevation facing south and was refaced in the early 19th Century with red brick and grey headers. By the late 19th Century, the timber sash windows on the principal and side elevations were removed and replaced with metal casement windows with small pane glazing bars. A single storey stone built range is located to the northern rear of the building, which was extended up and over the first floor level in the 20th Century when new window apertures were inserted into the historic stone wall and metal casement windows of a Crittall style used, with red brick dressings also introduced. A timber clad single storey side extension on the western side was further added in the late 20th Century.

Listed Building Consent is sought for replacement of the existing windows of the dwelling in favour of timber casements, double glazed with glazing bars, designed to match the former sash style casement windows that predated the existing metal and Crittall style windows. The existing metal windows are not original to the building but predate the listing of the dwelling in 1980.

The application has been consulted with the HDC Conservation Officer. Some of the windows in the property are considered to have historic significance. There are mid nineteenth century metal casements in the principle elevation that are fitted with hand made glass. These are early examples of mass produced, factory made windows and are historically significant. However, they have not been well maintained over the decades and are suffering with corrosion. The replacement with timber casements is acceptable even though there will be less than substantial harm to the special interest of the listed building. It is accepted that the casements are not repairable and the introduction of new windows with rubber seals and double glazing will provide a public benefit in reducing energy usage. The application wouldn't be supported if the windows were of an age that reflected the origins of the house rather than nineteenth century replacements as illustrated in the heritage statement.

The original proposal was for 24mm thickness double glazed units. The fitment of double glazing is considered acceptable but these should be no more than 14mm to allow for a better proportioned window and glazing bar that better reflects a traditional timber window. The applicant has provided confirmation that the glazing will be no more than 14mm and updated proposed detail drawings have been provided.

The proposal, with the confirmation that the glazing will be no more than 14mm thickness, would preserve the historic interest of the Grade II Listed Building, in accordance with development plan policies.

Recommendation: Application Permitted

Conditions:

- 1 **Standard Time Condition:** The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 2 **Regulatory Condition:** The materials and finishes of the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

Reason: In the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/26/0439

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Block plan		LBD 0126/784/02	10.03.2026
Design & Access Statement	HERITAGE	NONE	10.03.2026
Location plan		LBD 0126/784/01	10.03.2026
Floor plan	EXISTING GROUND FLOOR	LBD 0126/784/03	10.03.2026
Floor plan	EXISTING GROUND FLOOR EXCLUDING SUN ROOM	LBD 0126/784/04	10.03.2026
Floor plan	EXISTING GROUND FLOOR INCLUDING SUN ROOM	LBD 0126/784/05	10.03.2026
Floor plan	EXISTING FIRST FLOOR	LBD 0126/784/06	10.03.2026
Elevation plan	EXISTING	LBD 0126/784/07	10.03.2026
Elevation plan	PROPOSED	LBD 0126/784/08	10.03.2026
Details plan	EXISTING WINDOW DETAIL PRINCIPLE ELEVATION	LBD 0126/784/09	10.03.2026
Details plan	PROPOSED WINDOW/DOOR DETAIL PRINCIPLE ELEVATION	LBD 0126/784/10	10.03.2026
Details plan	EXISTING WINDOW DETAIL WEST ELEVATION	LBD 0126/784/11	10.03.2026
Details plan	PROPOSED WINDOW DETAIL WEST ELEVATION	LBD 0126/784/12	10.03.2026
Details plan	EXISTING WINDOW DETAIL NORTH ELEVATION	LBD 0126/784/13	10.03.2026
Details plan	PROPOSED WINDOW/DOOR DETAIL NORTH ELEVATION	LBD 0126/784/14	10.03.2026
Details plan	EXISTING WINDOW DETAIL	LBD 0126/784/15	10.03.2026

	EAST ELEVATION		
Details plan	PROPOSED WINDOW/DOOR DETAIL EAST ELEVATION	LBD 0126/784/16	10.03.2026
Details plan	TIMBER JOINERY SECTIONS FOR WINDOW DESIGN - REVISED	LBD 0126/784/17A	17.04.2026
Details plan	WINDOW NO1	LBD 0126/784/18	10.03.2026
Details plan	LIDOR SCAN EXISTING DETAILS AS REFERENCE ONLY	LBD 0126/784/19	10.03.2026
Details plan	LIDOR SCAN EXISTING DETAILS AS REFERENCE ONLY	LBD 0126/784/20	10.03.2026

DELEGATED

Case Officer sign/initial Steve Astles Date: 28.04.2026

Authorising Officer sign/initial RHERMITAGE Date: 08.05.2026