HUNTINGDONSHIRE DISTRICT COUNCIL

25/00126/LBC

OFFICER REPORT

Case No: **25/00126/LBC** **Listed Building Consent**

Proposal: **Instilation of socketed EV Charger.**

Location: **3 The Aisled Barn The Green Hilton**

Applicant: **Lloyd Roberts**

Grid Ref: **529342 266135**

DESCRIPTION OF SITE AND APPLICATION

This application relates to The Aisled Barn, which is a domestic Grade II Listed Building sited to the rear of Grange Cottage (also a residential Grade II building) on The Green Hilton and within the Hilton Conservation Area. Two other Grade II Listed buildings are in close proximity of the site to the west: The Grange and The Grange Coach House which immediately abut the site.

This application seeks Listed Building Consent for the installation of a socketed EV Charger. Submitted Plans show this EV charger to be mounted onto brickwork on the western gable end of the dwelling approximately 0.855m from the ground.

Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

NATIONAL GUIDANCE

The National Planning Policy Framework (December 2024) (NPPF 2024) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2024 at paragraph 10 provides as follows: 'So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).'

The NPPF 2024 sets out the Government's planning policies for (amongst other things):

* delivering a sufficient supply of homes;
* building a strong, competitive economy;
* achieving well-designed, beautiful and safe places;
* conserving and enhancing the natural, built and historic environment.

Planning Practice Guidance and the National Design Guide 2021 are also relevant and material considerations.

For full details visit the government website: https://www.gov.uk

PLANNING POLICIES

Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)

LP2: Strategy for Development

LP11: Design Context
LP12: Design Implementation
LP34: Heritage Assets and their Settings

Huntingdonshire Design Guide Supplementary Planning Document (2017):

* Place Making Principles parts 3.7 Building Form and 3.8 Building Detailing

Local policies are viewable at https://www.huntingdonshire.gov.uk

RELEVANT PLANNING HISTORY

9301469FUL for Conversion of Aisled Barn to 3 Residential Units - Aisled Barn & Shelters, The Grange, Hilton PERMITTED 05.10.1994

9301470LBC for Conversion of Aisled Barn to 3 Residential Units - Aisled Barn & Shelters, The Grange, Hilton PERMITTED 05.10.1994

97/00131/LBC for Alterations to barn to form three dwellings, PERMITTED 16.07.1997

97/00132/FUL for Change of use & alterations to barn to form three dwellings, PERMITTED 10.07.1997

99/00048/LBC for Internal alterations to extend mezzanine floor, PERMITTED 12.03.1999

CONSULTATIONS

Hilton Parish Council - No response to formal consultation.

HDC Conservation Team object - further details in the proceeding sections of this report.

REPRESENTATIONS

No representations have been received at the time of determination.

SUMMARY OF ISSUES

The main issues to consider in the determination of this application are the Impact on Heritage Assets.

*Impact on Heritage Assets

This application relates to The Aisled Barn which is a Grade ll Listed domestic building located on The Green Hilton and within the Hilton Conservation Area (CA).

Section 16(2) of the Planning (LBCA) Act 1990 (as amended) requires special regard to be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Planning (LBCA) Act 1990 (as amended) states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

Section 66 of the Planning (LBCA) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority

shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Para. 205 of the NPPF set out that 'When considering the impact of a 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). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'.

Para. 206 states that 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification'

Local Plan policy LP34 aligns with the statutory provisions and NPPF advice.

Given the heritage of the building and its location in the CA, HDC's Conservation Team have been consulted, and, having reviewed the submitted details they conclude that no harm would be caused from the proposal on the setting or experience of the Hilton Conservation Area, but the location and material of the EV charger would have an unacceptable detriment to the host Listed Building as assessed below:

"**Heritage Asset 1 - Grade II Listed Building**

HILTON THE GREEN 1. 5140 (south side) Barn to rear of Grange Farm Cottage TL 26 NE 9/30 II GV 2. C16 barn of six bays with double aisles. Timber-framed. Corrugated iron roof.
Listing NGR: TL2936066138

The grade II listed building is a designated heritage asset situated off Hilton Road, and to the rear of Grange Farm Cottage. The barn was converted into three residential dwellings in 1997. As stated in the heritage statement, the barn is a notable example of vernacular architecture, contributing to its historical significance The proposed location of the EV charger is wall mounted on the brickwork of the west gable end, positioned in between black timber framing, the gable end of the building is currently unencumbered by any prominent alterations or attachments, it forms a strong visual feature of the barn and illustrates the construction of this structure. The EV charger is black polycarbonate which contrasts the existing materiality of the listed barn, which is black timber with red brickwork. The proposed materiality and positioning of the modern EV charger does not preserve or enhance the significance of the historic building, instead it will be visually prominent and cause harm to the architectural interest of this building. Whilst it is understood that this option may be the best from an installation perspective, it is visually harmful and should not be.

It is suggested that the applicant consider the installation of the EV charger positioned away from elevation of the listed building, for example on the adjacent timber fencing, either mounted directly on the fence or on a freestanding post. These works would not require the submission of listed building consent however planning permission will be required.

Heritage Asset 2 - Hilton Conservation Area

The proposal is located out of view from public highways and has no impact on key views of the conservation area."

Officers have had regard to the above objection and are of the view that although the proposal would cause a degree of less-than substantial harm to the Grade II listed building, this would be at the lower end of the less-than-substantial harm gradient and its implementation would not cause a detrimental degree of harm that would warrant a refusal of the application.

This is because there are public benefits to the proposal that would outweigh the low level of harm. The National Planning Policy Framework is clear within paragraphs 161, 163, 167, 168, 112 and 117(e) that developments that support the transition to net zero and the impacts of climate change by 2050, including low carbon and renewable development and infrastructure to support ultra-low vehicle emissions in convenient and accessible locations should be supported and these benefits would in this instance outweigh the harm caused by the proposal.

It is therefore concluded that while there is some conflict with Local Plan Policy LP34 and sections 16(2), 72 and 88 of the Planning (LBCA) Act 1990 (as amended), the overriding aims and objectives of the National Planning Policy are met in this case (specifically paragraphs 161, 163, 167, 168, 112 and 117(e)) and resultingly the proposal should be supported.

CONCLUSION

The proposed development is considered to be compliant with the relevant national and local policy, in that it:

* would lead to a low carbon development to support low emission driving.

Taking national and local planning policies into account, and having regard for all relevant material considerations, it is recommended that listed building consent be granted, subject to the imposition of appropriate conditions.

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CONTACT OFFICER:
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