OFFICER REPORT

Case No: 25/00777/LBC Listed Building Consent

Proposal: Installation of an electric vehicle charger on the southwest facing side of a pillar in the brick boundary wall.

Location: 18 High Street Hemingford Grey Huntingdon

Applicant: Mr John Peter Wienand

Grid Ref: 529517 270550

DESCRIPTION OF SITE AND APPLICATION

The application site at 18 High Street is occupied by a three-storey detached dwellinghouse located within a residential area in Hemingford Grey. The application site falls within the Hemingfords Conservation Area, with the dwelling classed as a Grade II Listed Building alongside a number of Grade II Listed Buildings along High Street. The application site also falls within Flood Zone 2 of the Environment Agency's Flood Map for Planning.

Listed Building Consent is sought for the installation of an electric vehicle charger on the southwest facing side of a pillar in the brick boundary wall.

This application is also accompanied by an application for Householder Planning Permission (25/00776/HHFUL).

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)

LP34: Heritage Assets and their Settings

The Hemingfords Conservation Area Character Assessment (2008)

Huntingdonshire Landscape and Townscape Supplementary Planning Document (2022)

Huntingdonshire Strategic Flood Risk Assessment (2024)

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

RELEVANT PLANNING HISTORY

Given the historic nature of the property there is an extensive planning history associated with it. The history from 1979 onwards is available to view on HDC's Public Access Site. The most recent, relevant planning history is detailed below:

00/00036/FUL - Extension and alterations to dwelling (Permission)

00/00075/LBC - Extension and alterations to dwelling (Consent)

25/00776/HHFUL - Installation of an electric vehicle charger on the southwest facing side of a pillar in the brick boundary wall. (Pending Consideration)

CONSULTATIONS

Hemingford Grey Parish Council - No comment received at the time of determination.

HDC Conservation Team - Support the application.

REPRESENTATIONS

None received at the time of determination.

SUMMARY OF ISSUES

The main issues to consider in the determination of this application are:

o Impact on Heritage Assets

*Impact on Heritage Assets

The application site at 18 High Street is occupied by a detached Grade II Listed Building located in The Hemingfords Conservation area. The surrounding area depicts the character of a typical rural village, and there are a number of additional Listed Buildings in the vicinity of the application site. The works which are proposed include the installation of an electric vehicle (EV) charging point on the southwest facing side of a pillar on the brick boundary wall to the west of the dwelling.

Considering the development, the proposed EV charger is small in scale, to be integrated within the application site and minimise impact on the fabric of the Grade II Listed Building. This is supported by the EV charger to be installed on the side of a brick pillar on the boundary wall, with no impact on the views into the application site due to the location on the southwest facing side, away from the primary frontage. The cable of the EV charger is stored effectively on the charger, and the charger is connected to the cellar mains supply by an underground cable, therefore

minimising any impact the charger has on the character and appearance of the designated heritage assets.

In assessing development within the curtilage of a Listed Building and in a Conservation Area, it should be regarded that:

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 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.

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.

Para. 212 of the NPPF sets 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. 213 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.

As this is the case, HDC's Conservation team have been consulted and having reviewed the documents supports the application as a result of revised plans submitted, with their comments summarised below.

HDC's Conservation Officer states that the proposed installation of the EV charger has minimal visual impact, and the proposal avoids affixing the charger to the elevation of the building. As a result, this is unlikely to cause any harm to the Grade II Listed Building and the Hemingfords Conservation Area.

To add, the set back nature of the EV charger behind the primary elevation of the building, alongside its location to the rear of the pillar, results in no impact on the appearance of the application site when looking in from the street, and is therefore considered acceptable with regard to its impact on the Hemingfords Conservation Area.

Therefore, given the supporting comments from HDC's Conservation Officer alongside the above assessment, it is considered that the proposed development is acceptable with regards to its impact on the designated heritage assets. It therefore accords with Policy LP34 of the Local Plan to 2036, the provisions of the NPPF (2024) and the Planning (LBCA) Act 1990.

*Conclusion

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

* Would not have a harmful impact upon the designated heritage assets.

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:
Enquiries about this report to **Josh France**