OFFICER REPORT

Case No: 25/00517/LBC Listed Building Consent

Proposal: Installation of EV charging point

Location: 2 Duck Street Elton Peterborough

Applicant: Mr Matthew Hay

Grid Ref: 508604 293985

DESCRIPTION OF SITE AND APPLICATION

The application site at 2 Duck Street is occupied by a one-and-a-half storey detached dwellinghouse located within a residential area in Elton. The application site falls within the Elton Conservation Area, with the dwelling classed as a Grade II Listed Building alongside a number of Grade II Listed Buildings in the vicinity.

Listed Building Consent is sought for the installation of an EV charging point.

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

During the lifetime of the application, revised plans have been received which present the relocation of the EV charger. This is discussed in preceding sections of the report, and on the balance of fairness, further consultation was not considered to be necessary in this instance.

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

Huntingdonshire Landscape and Townscape Supplementary Planning Document (2022)

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:

0102288FUL - Extensions and alterations to dwelling (Permission)

0102289LBC - Extensions and alterations to dwelling (Consent)

24/01626/LBC - Installation of an 8KW Air Source Heat Pump (retrospective) (Pending Consideration)

25/00160/TRCA - T1 Laburnum - remove, T2 Apple - reduce by 1.5m, T3 Bay - remove, T4 Laurel - remove, T5 Magnolia - reduce by approx 1m (Consent)

25/00473/HHFUL - Installation of an 8KW Air Source Heat Pump (Pending Consideration)

25/00516/HHFUL - Installation of EV charging point (Pending Consideration)

CONSULTATIONS

Elton Parish Council - Recommend approval, make the following comments:

o Use of renewable energy sources should be encouraged where practicable, including charging points for EV vehicles.
o Installation of the EV charger will not entail any substantial, permanent alteration to the internal or external structure or appearance of this Grade II Listed Building.
o The small EV charger point mounted on a timber post near the door at the front of the house will have minimal visual impact on the character of the Conservation Area.

HDC Conservation Team - Support subject to amendments.

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 2 Duck Street is occupied by a detached Grade II Listed Building located in Elton 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 EV charging point at the front elevation of the dwelling.

Considering the development, the proposed EV charger is faced in a white plastic covering, and is small in scale, to be integrated within the application site and minimise impact on the fabric of the Grade II Listed Building. The EV charger is to be mounted onto the top of a timber pillar set away from the primary frontage of the Listed Building, with the pillar 1 metre in height and 0.2 metres in width, and the charging cable stored inside unless in use.

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 physical impact of the charger is minimal as the only physical alteration to the Listed Building is the connection through the wall of the cottage to the supply point. They note however that the colour of the charger will impact on the setting of the cottage and will be very visible located to the front of the building. However, the Conservation Officer acknowledges that due to the size of the charging wire, there is a limited opportunity to site the pillar in a more sensitive location. They note that the previous location of the post made the charger more prominent in front of the stonework, and recommended that the post be relocated, to appear as a free-standing structure with a backdrop of wooden shutters. This would also allow the post to site in the parking zone, thus obscured by any parked vehicle, and the charger should be located on the rear face of the post to partially obscure it from the views from the street.

From this, revised plans have been received which correctly reflect the recommendations of the Conservation Officer, and as such is now deemed acceptable. Whilst the Conservation Officer notes that the EV charger will cause slight harm to the setting of the Listed Building and the character of the Conservation Area, it is considered by officers that the benefit of an EV charger with regards to the promotion of a more sustainable mode of travel outweighs the slight harm caused, and is justified in this instance when taking into account paragraph 213 of the NPPF.

Therefore, given 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.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388424 and we will try to accommodate your needs.

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