HUNTINGDONSHIRE DISTRICT COUNCIL

25/00729/LBC

OFFICER REPORT

Case No: **25/00729/LBC** **Listed Building Consent**

Proposal: **Install an EV charger to the rear elevation of the property**

Location: **41 High Street Catworth Huntingdon**

Applicant: **Mr Stephen Cawdell**

Grid Ref: **508579 273228**

DESCRIPTION OF SITE AND APPLICATION

The property is a two storey 17th Century Grade II Listed Building, a timber framed and plastered house with a cross-wing to the east and a 19th Century painted brick shop extension to the west. It is located within the Catworth Conservation Area, with several listed buildings surrounding the dwelling.

The proposed works are for the installation of an electric car charging point. Following comments from the Conservation Officer revised plans have been received to relocate the charging point from the rear of the garage to the rear elevation of the listed building. Due to the minor change of the proposal it was not considered necessary to reconsult on the amendment.

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 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)

LP12: Design Implementation
LP34: Heritage Assets and their Settings

Huntingdonshire Design Guide Supplementary Planning Document (2017):
* Place Making Principles – Part 3.8 Building Detailing

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

Planning (Listed Buildings and Conservation Areas) Act 1990

PLANNING HISTORY

8200894FUL - Alterations to form two dwellings 39 and 41 High Street Catworth – permission granted 06.09.1982
84/01082/LBC – Demolition and Extension – consent granted 22.10.1984
86/00408/LBC - Re-roof post office and dwelling, Post Office, Catworth – consent granted 07.05.1986
02/00091/FUL & 02/00092/LBC - Installation of new windows and replacement of existing – consent granted 13.03.2002
19/01217/FUL & 19/01218/LBC - Change of use of former shop/post office (A1) to residential (C3) including alterations to a listed building – consent granted 11.12.2021
24/01720/LBC - Installation of secondary glazing to 6 windows – consent granted 27.02.2025

CONSULTATIONS

Catworth Parish Council recommends approval.

HDC Conservation Team – The proposal is supported with full comments are contained within the main body of the report below.

REPRESENTATIONS

No objections received at 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

Policy LP12 of the Huntingdonshire Local Plan to 2036 state that developments should respond positively to their context, draw inspiration from the key characteristics of its surroundings and contribute positively to the area's character and identity.

Policy LP34 states that a proposal within, affecting the setting of, or affecting views into or out of, a conservation area should preserve, and wherever possible enhance, features that contribute positively to the area’s character, appearance and setting as set out in character statements or other applicable documents.

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 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 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. 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.

The Council will consider the significance of a designated heritage asset and where there is less than substantial harm, this will be weighed against the public benefits of the proposal. Where there is deemed to be substantial harm, then the proposal would need to achieve substantial public benefits to outweigh that harm.

Listed building consent is sought for the installation of an electric car charging point.

The Conservation Officer has considered the proposal and has no objections. It is noted that the EV charger is proposed to be located on the right side of the south elevation at the rear of the property, 900mm from ground. Records at Huntingdonshire DC show that the existing brick west rear extension was constructed following the demolition of a former west rear extension in or after 1984 (84/01082/LBC).

The cable is to be routed from the distribution board in the kitchen space, through the kitchen and garage loft spaces to fall internally of the garage inside of the EV charger to then meet the charger externally. The charger, which has limited information provided, is drawn as 282.3mm x 253mm and shown as a breez-ev 48A charger, although specified as a MYNRGI Zappi EV Charger. Either charger would cause limited impact to the significance of the listed building, since it is placed on the rear extension and is mostly out of view. It is therefore considered to preserve the character and significance of the Listed Building.

The charger is located away from the primary views and elevations of the Listed Building and does not impact key views of the Conservation Area. Therefore, the proposal would have a limited impact on their significance and is considered acceptable.

Officers have had special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses. It is considered that the proposal would not impact the architectural and historic significance of the heritage assets, as the position on the rear of the dwelling would reduce the visual impact on the heritage assets as it is mostly hidden from view. It is considered that the proposal preserves the character of the Listed Building, its setting and the wider Conservation Area.

The proposal, therefore, accords with ss. 16, 66 & 72 of the Planning (LBCA) Act 1990, paragraphs 202-221 of the NPPF (2024), Policies LP12 and LP34 of Huntingdonshire's Local Plan to 2036 (2019) in this regard.

*Conclusion
The proposed works are considered to be compliant with the relevant national and local policy as they:

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

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 **Olivia Manton**