

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00087/FPH	Installation of EV charger to exterior wall of existing detached garage.	2 Croft Lane Letchworth Garden City Hertfordshire SG6 1AP

Submitted Plan Nos

Location Plan Existing and Proposed Elevations

1.0 Policies

D1 Sustainable design

D3	Protecting living conditions
T2	Parking
HE1	Designated heritage assets
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding
SECN16	Conserve + enhance historic environment

2.0 **Relevant Site History**

2.1 23/00624/LBC - Insert cat flap within redundant vent on rear side elevation

Conditional Consent

2.2 17/04269/FPH - Erection of outbuilding in rear garden.

Conditional Permission

2.3 16/00316/1LB - Underpinning to single storey left projection (kitchen) following subsidence damage.

Conditional Consent

2.4 00/00946/1LB - Remedial works to artist's studio

Conditional Permission

2.5 82/00065/1 - Erection of detached double garage.

Conditional Permission

3.0 **Representations**

3.1 **Neighbour Consultation:** None received.

3.2 **Letchworth Garden City Heritage Foundation:** None received.

3.3 **Environmental Health (Air Quality):** No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site accommodates a two-storey detached dwelling located on Croft Lane, Letchworth Garden City. The application site lies within the Croft Lane Conservation Area. The host dwelling is Grade II listed.

4.2 **Proposal**

4.2.1 Installation of EV charger to exterior wall of existing detached garage.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

- The acceptability of the design of the proposed development and its impact on the character and appearance of the area.
- The impact of the proposed development on the living conditions of neighbouring properties.

- Access and parking matters.
- The impact of the proposed development on the environment.

Design and Appearance

- 4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context, retain existing vegetation and minimise the visual impact of street furniture and parking provision. This policy is broadly consistent with Section 12 of the National Planning Policy Framework.
- 4.3.3 The proposal would see an EV charger installed to the front elevation of the detached garage with a maximum height of 0.8m. The garage is set back from the road/footpath and partially screened by vegetation.
- 4.3.4 As the works are minor in scale, the proposed development is acceptable in design terms and the scheme is considered in accordance with Policy D1 of the Local Plan, as well as Section 12 of the NPPF.

Heritage Impact

- 4.3.5 Policy HE1 states that proposals affecting heritage assets should preserve the significance of the asset and its setting, as is supported by Policy SP1 of the Local Plan and paragraph 208 of the NPPF. Policy HE1 is commensurate with the LPA's statutory duty under the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 4.3.6 2 Croft Lane is Grade II listed and lies within the Croft Lane Conservation Area. The proposed works are to the detached garage, constructed after the first listing of the host dwelling and are minor. It is considered that the proposal would not have an adverse impact on the character of the Croft Lane Conservation Area nor would the proposal cause unacceptable harm to the curtilage listed outbuilding or Grade II listed building.
- 4.3.7 Therefore, with regard to impact on heritage assets, the proposed development accords with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy HE1 of the Local Plan, and Section 16 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.8 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the NHLP.
- 4.3.9 Regarding neighbour amenity, the proposal does not increase the footprint, scale or massing of the built form. As such, it is not considered that the proposal would result in an unacceptable level of harm, as to be objectionable, in terms of overdominance, shading or loss of privacy.
- 4.3.10 Therefore, the proposed development complies with Policy D3 of the NHLP.

Highways and Parking:

- 4.3.11 The development does not include an increase in the number of bedrooms. Therefore, with regard to Policy T2 of the NHLP, there would be no parking concerns arising from this proposal.

Environmental Implications

- 4.3.12 The proposed development is not large enough in scale to cause significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF.

Biodiversity Net Gain:

- 4.3.13 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due it falling under the scope of the 'de minimis' exemption.

4.4 **Conclusion**

- 4.4.1 In the absence of material planning reasons to the contrary, it is my view that planning permission is **GRANTED**.

4.5 **Alternative Options**

4.5.1 N/A

4.6 **Pre-Commencement Conditions**

4.6.1 N/A

5.0 **Recommendation**

5.1 That planning permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

Proactive Statement:

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 1 April 2026	