

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02688/LBC	Installation of EV charger to the eastern wall of front porch	Willow Cottage Bell Lane Nuthampstead Royston Hertfordshire SG8 8ND

Submitted Plan Nos

Location Plan Floor Plan Elevation Plan

1.1. **National Planning Policy Framework (2024)**

Section 16 – Conserving and enhancing the historic environment

1.2. **North Hertfordshire Local Plan (2011-2031)**

Strategic Policy

Policy SP13 Historic Environment

Development Management Policy

Policy HE1 Designated Heritage Assets

2.0 **Relevant Site History**

2.1 Concurrent planning application 25/02796/FPH.

2.2 Various applications have been submitted and approved in relation to the property, full case history on file, most relevant being:

2.3 23/01226/LBC - Remove existing cement render from three sides of building and apply a lime render onto Larch laths. Retain gable end facing brickwork and repoint with lime mortar. Conditional Consent.

3.0 **Representations**

3.1 **Press, Site Notice and Neighbour Consultation** – None received.

3.2 **Nuthampstead Parish Council** – None received.

3.3 **NHC Conservation Officer** – No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site lies on the south side of Bell Lane and comprises of a detached two-storey thatched grade II listed building with front porch and detached double garage to the east.

4.2 **Proposal**

4.2.1 Installation of EV charger to the eastern wall of front porch.

4.2.3 A Heritage Statement is submitted in support of the development.

4.3 **Key Issues**

4.3.1 The key issues for consideration is the impact that the proposed development would have on the special character, setting and significance of the listed building.

4.4 **Design and Appearance**

4.4.1 There is no heritage objection to the proposed development based on the fact that there would be no heritage harm to the listed building. The scale and design of the development is minor, and I am satisfied that the proposal complies with Policy HE1 of the Local Plan and Section 16 of the NPPF.

4.5 **Conclusion**

4.5.1 It is considered that the proposal would not occasion harm to the grade II listed building meaning that the proposal would satisfy the provisions of Sections 16(2) & 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and as supported by the aims of Section 16 of the NPPF and Policy HE1 of the Local Plan.

4.6 **Alternative Options**

4.6.1 N/A

4.7 **Pre-Commencement Conditions**

4.7.1 N/A

5.0 **Recommendation**

5.1 That listed building consent be **GRANTED** subject to the following conditions:

1. The work to which this consent relates shall be begun by not later than the expiration of the period of 3 years from the date of this notice.

Reason: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 10 December 2025	