

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01169/LBC	Installation of EV charger to front elevation.	2 Chequers Cottages Chequers Lane Preston Hitchin Hertfordshire SG4 7TY

Submitted Plan Nos

Location Plan 001 Proposed Elevations

1.0 Policies

HE1	Designated heritage assets
SECN20	Conserving+enhancing natural environment

2.0 Relevant Site History

2.1 26/01629/FPH - Installation of EV charger to front elevation.

3.0 **Representations**

3.1 **The Lutyens Trust** – No objection (following updated information)

3.2 **Conservation Officer** – No objection (following updated information)

3.3 **Preston Parish Council** – None received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 2 Chequers Cottages is grade II listed and is located within the Preston Conservation Area. The building is considered a Designated Heritage Asset for the purpose of applying the aims of Section 20 of the NPPF.

4.2 **Proposal**

4.2.1 Listed Building Consent is sought for the installation of an EV charging point to the front elevation.

4.3 **Key Issues**

4.3.1 The key issue in this case is the proposed developments impact upon the character and appearance of the designated heritage assets.

- 4.3.3 The Council's Conservation Officer provided a formal comment on 2nd September 2026, and the Lutyens Trust provided a comment on 20th July 2026 considering the impact of the proposal upon the listed building and the Conservation Area. Both initially objected due to limited information provided. Updated information was provided by the applicant, resulting in both the Conservation Officer and the Lutyens Trust removing their objections. The following conclusion has been lifted from the updated Conservation Officer comments:

No.1 to 6 inclusive, are a block of estate cottages (1913) by E.L. Lutyens. They occupy a prominent position on Chequers Lane within the Preston Conservation Area and are relatively unaltered externally. The charger casing is not excessively obtrusive and an untethered charging point will enable the cable to be stored away from the front elevation when not in use, thereby, satisfying the aims of Sections 66(1) and 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990, Policy HE1 of the North Hertfordshire Local Plan 2011-2031 and Section 20 of the NPPF (August 2026).

- 4.3.4 Given the minor nature of the proposal and that the Conservation Officer no longer objects, it is not considered that the proposal would cause unacceptable harm to the listed building or the Conservation Area. The impacts of the proposal on the character and appearance of the building and its significance as a designated heritage asset are therefore considered acceptable. The proposal complies with Policy HE1 of the Local Plan, and Section 20 of the NPPF.
- 4.3.5 Given the nature by which the objections to the proposal were removed, I consider it prudent to apply the Conservation Officer's suggested condition (reworded):

This consent relates only to an untethered charging point whereby the charging cable, when not in use, is stored away from the front elevation to this terrace.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4.4 **Conclusion**

- 4.4.1 The proposed development is acceptable in heritage terms, in accordance with Policy HE1 of the Local Plan and Section 20 of the NPPF.

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 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.

Informative/s:

1. This consent relates only to an untethered charging point whereby the charging cable, when not in use, is stored away from the front elevation to this terrace to protect the setting of the listed building.

Signed  Anne McDonald Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
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Date: 11 September 2026	
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