

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02073/LBC	Installation of EV charging point to front elevation, positioned to flank wall adjacent to garage	12 Cashio Lane Letchworth Garden City Hertfordshire SG6 1AX

Submitted Plan Nos

MIL 004 - Sketch plan MIL 005 - Sketch plan MIL 001 MIL 002 MIL 003 - Sketch plan

1.0 Policies

HE1 Designated heritage assets

SECN16

Conserve + enhance historic environment

2.0 **Site History**

- 2.1 25/02072/FPH - Installation of EV charging point to front elevation, positioned to flank wall adjacent to garage

Pending Consideration

- 2.2 09/01498/1LB - Installation of external floor mounted condensing boiler following removal of existing boiler enclosure.

Conditional Consent

3.0 **Representations**

- 3.1 **Letchworth Garden City Heritage Foundation** – None received.

- 3.2 **Conservation Officer** – No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 12 Cashio Lane is grade II listed and is located within the Croft Lane Conservation Area. The building is considered a Designated Heritage Asset for the purpose of applying the aims of Section 16 of the NPPF. The list entry reads as follows:

CASHIO LANE 1. 5255 No 12 (Treetops) TL 2234 5/31 II 2. 1910 by B Parker and R Unwin. An important work, and predominantly the design of Barry Parker. Open plan with central cruciform living room with prominent inglenook fireplace balanced by dining recess. In the projecting wings are the kitchen and outhouses contained beneath a downward sweep of the roof and balanced by the den and staircase. Garage extension of 1935 by Barry Parker. Two storeys, 3 bay front with recessed porch between 2 slightly projecting wings. Hipped tiled roof with plain rectangular brick stacks. Roughcast brick walls. Leaded casement windows with mullions and reinforced concrete window frames with brick relieving arches. Porch with exposed studding. Interior with stained doors and timber work, and whitewashed brick. Listing NGR: TL2241434007

4.2 **Proposal**

- 4.2.1 Listed Building Consent is sought for the installation of EV charging point to front elevation, positioned to flank wall adjacent to garage.

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 the 8th October 2025, considering the impact of the proposal upon the listed building and the Conservation Area. The following conclusion has been lifted from that report:

"There are no objections to the proposal"

- 4.3.4 Given the minor nature of the proposal and that no objection has been raised from the conservation officer, 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 16 of the NPPF.

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 16 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.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 20 October 2025	