

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02072/FPH	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 002 MIL 003 - Sketch plan MIL 004 - Sketch plan MIL 005 - Sketch plan MIL 001

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 **Site History**

- 2.1 25/02073/LBC - 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 **Neighbour Representations** – None received.

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

3.3 **Conservation Officer** – No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site accommodates a detached, two-storey dwelling. The site benefits from a driveway, a garage and a front and rear garden. 12 Cashio Lane is grade II listed and is located within the Croft Lane Conservation Area.

4.2 **Proposal**

4.2.1 Installation of EV charging point to front elevation, positioned to flank wall adjacent to garage

4.3 **Key Issues**

4.3.1 The key issues in this case are the design, impact on heritage assets, and impact on the reasonable living conditions of neighbours.

Design

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 a meter installed to the southern side elevation and the EV charging port to the northern side elevation adjacent to the garage with the cable routed along the front elevation. The site is also suitably 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.

Impact on Heritage Assets

- 4.3.5 As stated above, the building is Grade II listed and within the Croft Lane Conservation Area.
- 4.3.6 The details of this proposal have been fully considered under the simultaneous LBC application under ref: 25/02073/LBC. The Conservation Officer has no objection to the proposal.
- 4.3.7 As such, the proposed development under this householder application is considered acceptable and will not occasion harm to the listed building's special character or the Conservation Area, in accordance with the Policy HE1 of the Local Plan and Section 16 of the NPPF.

Impact on Neighbours

- 4.3.8 Policy D3 of the Local Plan states that planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions.
- 4.3.9 Given the minor nature of the proposal and the screening from vegetation, the scheme would not result in any material harm, as to be objectionable, to the reasonable living conditions and well-being of neighbours.
- 4.3.10 This is in accordance with Policy D3 of the Local Plan.

Highways and Parking:

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

Environmental Implications

- 4.3.12 The proposed development would be consistent with the criteria set out in Policy D1 of the NHLP '*Sustainable Design*'. There are no other significant environmental implications as a result of the proposed development.

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: 20 October 2025	