

DELEGATED FILE NOTE

CASE OFFICER: ...Mark Simmons.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01327/LBC	Installation of Electric Vehicle Charging Unit on Side Elevation of Single Storey slate roof addition	Chestnut Tree Cottage Pedlars Lane Therfield Royston Hertfordshire SG8 9PX

Submitted Plan Nos

Location Plan Block Plan

HE1 Designated heritage assets

SECN16 Conserve + enhance historic environment

2.0 **Site History**

2.1 Please note planning history below (excluding TCA and GEN).

92/00486/1LB - Conversion of attached barn to residential accommodation. Rear conservatory following demolition of existing internal alterations including new entrance porch, rebuilding of chimney stack.

CP 09.07.1992

93/01216/1HH - Greenhouse.

CP 12.01.1994

98/01001/1LB - Conversion of attached barn to residential accommodation. Rear conservatory following demolition of existing internal alterations including new entrance porch, rebuilding of chimney stack (variation of Listed Building Consent 92/00486/1LB granted 9th July 1992).

CON 08.09.1998

13/00817/1LB - Proposed addition of new pair of 4-pane casements windows to North-West elevation (to match existing along South-West elevation, facing Pedlars Lane).

CCON 28.05.2013

3.0 **Policies**

3.1 Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031 is relevant as are the following paragraphs of Section 16 of the National Planning Policy Framework (Dec 2024):

- ☐ **135 c)** *(sympathetic to local character and history, including the surrounding built environment),*
- ☐ **207** *(local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting)*
- ☐ **210** *(desirability of new development making a positive contribution to local character and distinctiveness),*
- ☐ **212** *(great weight should be given to the asset's conservation),*
- ☐ **213** *(clear and convincing justification), and*
- ☐ **215** *(harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use).*

4.0 **Representations**

- 4.1 **Therfield Parish Council** – Initial consultation not undertaken but then undertaken on 17 July with expiry date of 9 August – No comments received.

Press & site notices – No comments received.

5.0 **Planning Considerations**

5.1 **Site and Surroundings**

- 5.1.1 Chestnut Tree Cottage is grade II listed and located within the Therfield Conservation Area. The building and the area are designated heritage assets for the purpose of applying the aims of the NPPF. The list entry is provided at the following link.

<https://historicengland.org.uk/listing/the-list/list-entry/1102619?section=official-list-entry>

5.2 **Proposal**

- 5.2.1 The application is described as: ***Installation of Electric Vehicle Charging Unit on Side Elevation of Single Storey slate roof addition.***

5.3 **Key Issues**

- 5.3.1 With reference to Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the following should be noted: *“In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special interest or historic interest which it possesses”*. The key issue is to assess the impact of the proposal on the listed building’s special character.
- 5.3.2 The part of the listed building directly affected by the proposal is the *“1 storey outshut, weatherboarded with three 2 light casements, hipped slate roof”* referred to in the list entry. Although the annotated photographs submitted with the application state, *‘Principal elevation unaffected by proposal’* and *‘Charger located on hidden side elevation (not visible from front elevation)’*, I take a different view. The applicant appears to regard the elevation facing Pedlars Lane as the principal elevation; however, I consider this to be a side elevation. The elevation containing the front door is, in my view, the property’s principal elevation.
- 5.3.3 The proposed Ohm EPod (untethered) charging point is black and would be mounted on white painted boarding to the left of a pair of quarter-pane casement windows forming part of a C19 addition. Even though placed on what is considered to be the principal elevation, it is not a particularly large installation measuring 230mm (H) x 140mm (W) x 100mm (D) and will not cause harm to the listed building’s special character.
- 5.3.4 On 17 July, the applicant was advised that under Schedule 2 Part 2 Class D entitled ‘Electrical outlet for recharging vehicles’ of The Town and Country Planning (General Permitted Development) (England) Order 2015 and specifically D.1(d), planning

permission is required for the installation of an EV charger within the curtilage of a listed building (see link below).

<https://www.legislation.gov.uk/uksi/2015/596/schedule/2/part/2/crossheading/class-d-electrical-outlet-for-recharging-vehicles>

An application for Householder Planning Permission has been received (26/01865/FPH) and Conservation has been consulted.

5.4 **Alternative Options**

5.4.1 Nonapplicable.

5.5 **Pre-Commencement Conditions**

5.5.1 Nonapplicable.

5.6 **Conclusion**

5.6.1 The proposed Ohm EPod (untethered) charging point will not occasion harm to the listed building's special character or harm the appearance of the Therfield Conservation Area, thereby, satisfying the provisions of Sections 16(2) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the aims of Section 16 of the NPPF and the aims of Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

6.0 **Recommendation**

6.1 I recommend that listed building consent be **GRANTED** subject to the following condition.

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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 12 August 2026	