

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01865/FPH	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 Elevation Plan

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework (NPPF) (2026)**

Chapter 4 – Achieving sustainable development
Chapter 14 – Achieving well-designed places
Chapter 5 – Meeting the challenge of climate change
Chapter 20 – Conserving and enhancing the historic environment

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

Strategic Policies

Policy SP1 – Sustainable Development in North Hertfordshire
Policy SP9 – Design and Sustainability
Policy SP13 – Historic environment

Development Management Policies

Policy D1 – Sustainable design
Policy D2 – House extensions, replacement dwellings and outbuildings
Policy D3 – Protecting living conditions
Policy HE1 – Designated heritage assets
Policy HE4 – Archaeology

1.3 **Supplementary Planning Design (SPD)**

NHC Sustainability (2024)

2.0 **Relevant Site History**

A concurrent application for listed building consent has been granted under 26/01327/LBC.

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 **Representations**

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

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

3.3 **NHC Conservation Officer** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is located on the eastern side of Pedlars Lane and comprises a Grade II listed two-storey residential dwelling within the Therfield Conservation Area.

4.1.2 The site is located within the settlement boundary of Therfield, a Category A village identified under Policy SP2 of the Local Plan, where development is generally supported in principle, subject to compliance with other relevant policies.

4.2 **Proposal**

4.2.1 Installation of Electric Vehicle Charging Unit on side elevation of single storey slate roof addition.

4.2.2 Accompanying the application is a Design and Access Statement and a Heritage Statement.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

- The impact of the development upon the designated heritage assets: Listing and Conservation Area.
- The impact that the proposed development would have on the living conditions of neighbouring occupiers.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the development would have on the environment.

Design & Appearance

- 4.3.2 Chapter 4 of the NPPF sets out the approach to achieving sustainable development through the planning system. It establishes the economic, social and environmental objectives of sustainable development and confirms that these objectives should be pursued in a mutually supportive way. The chapter also reinforces the presumption in favour of sustainable development, requiring planning decisions to support development proposals that accord with an up-to-date development plan and contribute positively to sustainable development.
- 4.3.3 Chapter 14 of the NPPF promotes high-quality, sustainable and attractive development, recognising that good design is a fundamental aspect of sustainable development. Planning decisions should ensure development is visually attractive, responds positively to local character and creates places that function well for existing and future users.
- 4.3.4 Policies D1 and D2 of the Local Plan are consistent with Chapters 4 and 14 through the delivery of well-designed sustainable development.
- 4.3.5 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 or result in visual harm to the character and appearance of the Conservation Area due to the presence of an established planted boundary to the west facing Pedlars Lane.
- 4.3.6 The proposed development by virtue of its modest size, siting and design on the side elevation of the dwelling is considered acceptable and in accordance with Policies D1 and D2 of the Local Plan and Chapter 14 Policy DP3 of the NPPF.

Impact on Heritage Assets

- 4.3.7 Where development proposals affect a listed building or its setting, and/or are located within a Conservation Area, the Council is required to have special regard to the desirability of preserving the building, its setting and any features of special architectural or historic interest that it possesses, as well as preserving or enhancing the character or appearance of the Conservation Area, in accordance with Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Chapter 20 of the NPPF relates to the conservation and enhancement of heritage assets which is reflected in Policy HE1 of the Local Plan.
- 4.3.8 The proposed development would not result in any significant harm to the setting or significance of the listed building or result in any visual harm to the character and appearance of the Conservation Area. No comment has been received by the Conservation Officer; however listed building consent has previously been granted for the development. The proposal is therefore considered to be in accordance with Policy HE1 of the Local Plan and Chapter 20 Policies HE5, HE6 and HE9 of the NPPF.

Archaeology

- 4.3.9 When considering the impact of proposed development on the significance of a designated heritage asset, including archaeological remains, Chapter 20 of the NPPF

sets out the policy for conserving and enhancing the historic environment. Its overarching aim is to ensure that heritage assets are protected in a manner appropriate to their significance while recognising that they are an irreplaceable resource that should be enjoyed and understood by current and future generations.

- 4.3.10 Policy HE4 of the Local Plan reflects the objectives of the NPPF by seeking to ensure that development proposals appropriately conserve and, where possible, enhance the significance of archaeological heritage assets. Accordingly, any potential impact on archaeological remains must be carefully assessed and weighed against the public benefits of the proposal
- 4.3.11 The proposed development has been assessed and is deemed to be of a minor scale within an already built-up area and is unlikely to disrupt subterranean heritage.
- 4.3.12 I am satisfied that the development is in accordance with Policy HE4 of the Local Plan and Chapter 20 Policies HE5 and HE6 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.13 A core planning principle set out in Chapter 14 of the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the Local Plan.
- 4.3.14 I am satisfied that the proposed development, by virtue of its position on the property would not impact existing residential amenity to any significant degree and would be in accordance with Policy D3 of the Local Plan and Chapter 14 Policy DP3 of the NPPF.

Highways and Parking:

- 4.3.15 The proposed development would not impact existing parking provision.

Biodiversity Net Gain (BNG)

- 4.3.16 The development is not subject to the statutory biodiversity gain condition because it falls within an exemption provided by Schedule 7A to the Town and Country Planning Act 1990 and/or the Biodiversity Gain Requirements (Exemptions) Regulations 2024 (as amended).

Environmental Implications:

- 4.3.17 The Council's Sustainability Supplementary Planning Document (2024) seeks to ensure that new developments are future proofed against the challenge of climate change.
- 4.3.18 Chapter 5 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Chapter 5 are reflected in Policy D1 of the Local Plan, which sets out that development proposals should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.
- 4.3.19 Based on the details submitted, the proposed development, is unlikely to have any significant implications for the local environment in terms of carbon emissions and

therefore would be generally in accordance with Policy D1 of the Local Plan and Chapter 5 of the NPPF.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP9, SP13, D1, D2, D3, HE1 and HE4 of the Local Plan 2011-2031 and Chapters 4, 5, 14 and 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 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: 8 September 2026	