CASE OFFICER'S REPORT

Application Reference:	PL/2023/04258
Application Type:	Listed building consent (Alt/Ext)
Site Inspection:	
Consultation ends:	11 August 2023
Case officer:	Fiona Webb

Site Address:	3 SALISBURY HOLLOW, EDINGTON, WESTBURY, BA13 4PF
Proposal:	Installation of EV Charge Point on external wall of cottage kitchen
Recommendation:	Approve with Conditions

Scope of comments: the following comments relate to the built historic environment.

Policy: From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990. Sections 16 (LBC) and 66 (PP) require that **special regard** be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess.

Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 also requires the Council to pay **special attention** to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The NPPF outlines government policy, including its policy in respect of the historic environment. Section 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development. Paragraphs 201-3 of the NPPF require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved. Paragraph 197 requires local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and of new development making a positive contribution to local character and distinctiveness.

The Council's Core Strategy 'Core Policy 58: Ensuring the conservation of the historic environment' requires that designated heritage assets and their settings will be conserved and where possible enhanced. It is also required that distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced.

Site: The site is a Grade II listed building located within Edington Conservation Area

Proposal: The proposal seeks the installation of an EV charge point on the external wall of the listed building

Relevant planning history: N/A

Issues: Impact on significance of listed building; impact on character and appearance of conservation area.

Assessment: Paragraph 194 requires that applicants describe the significance of any heritage assets affected, including any contribution made by their setting. This should include sufficient information to provide a clear understanding of the significance of the heritage asset and its setting and the potential impact of any proposals on that significance. In this case, the application is accompanied by a 'Design and Access Statement' and 'Heritage Statement' which provides sufficient information to understand the impact of the proposal and is proportionate to the scope. The requirements of the NPPF are therefore met in this respect.

However, paragraph 195 also provides for the local planning authority to make its own assessment of impact and the following heritage recommendations are offered on this basis.

The oldest and main part of the cottage is stone-built with a thatched roof. It dates from late seventeenth century. The lean-to kitchen extension was most likely added in the late nineteenth century and is solid brick. The small porch extension on the front elevation of the cottage was added about the middle of the twentieth century and is one brick thick and constructed from stretcher bond brickwork. All external walls are painted white. The part of the cottage that can be seen from Salisbury Hollow is the north elevation comprising the brick walls of the kitchen and porch with the old cottage gable end set back above these single storey walls. There is space for two vehicles parked facing the kitchen and porch walls.

The proposed location for the EV charging point is on the modern porch below the existing window at approximately 75cm in height. It is proposed to attach the EV charging point with a single hole drilled through the brickwork below the porch window. The charge point, would in white in colour, and approximately 20x20x10cm in size.

In heritage terms the proposed works are minor and would be located on a modern area of the building. No historic fabric would be affected by the proposal and the charge point would not harm the significance of the listed building or have a harmful impact on the character and appearance of the conservation area.

Summary & conclusion: The NPPF confirms that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). It makes clear that any harm to a designated heritage asset requires clear and convincing justification.

The impact of the proposals on heritage assets will be neutral and the requirements of current conservation legislation, policy or guidance are considered to be met and there is therefore no objection to the approval of the application.

CONSULTATION RESPONSES:
None

REPRESENTATIONS:
None

RECOMMENDATION:
Consent

REASON FOR GRANTING ~~PERMISSION/~~CONSENT/~~REFUSAL~~:
The proposed works would preserve the special historic interest of the heritage assets in accordance with Section 16(2) and Section 72 of the Planning (Listed Building and Conservation Area) Act 1990 and NPPF section 16, because these works would have no detrimental impact on the historic fabric and would be of an appropriate material.

Conditions: (2)

1 The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 The works hereby granted consent shall be carried out in accordance with the following approved plans and documents: Location Plan – dated 26/5/2023 Site/Floor Plan and North Elevation – dated 12/7/2023 Amended Elevation – dated 31/7/2023 REASON: For the avoidance of doubt and in the interests of the significance of the heritage assets and their setting.