CASE OFFICER'S REPORT

Application Reference:	PL/2023/04728
Application Type:	Listed building consent (Alt/Ext)
Site Inspection:	Not required
Consultation ends:	14 September 2023
Case officer:	Pippa Card

Site Address:	The Manor, Wilcot, Pewsey, SN9 5NS
Proposal:	Installation of an electric vehicle charger
Recommendation:	Approve with Conditions

Site description

The Manor, Wilcot is a grade II* listed building dating from the early 17th century. Although adjacent to the grade II* Church of the Holy Cross, the Manor is tucked away behind garden walls and gated entrance and is not a prominent building on the rural environs of the village. It is a very private and discreet dwelling, approached through main gates to the north, although the main and historic driveway is to the east, approaching the principal frontage of the building. It is located within the Wilcot Conservation Area.

The list description states, for means of identification purposes only, the following:

> *Manor House, early C17, C18 and later. Brick, with tiled roof. Two storeys and attic. Central block of 3 bays with cross wings both ends, and stair in right re-entrant angle at rear. Further service wing on left. Main façade to west, remodelled mid C18 with entrance in large glazed porch of c1920. Twelve-paned sashes early C20 with gauged brick lintels, extended up at centre to form residual flush key. Roofs hipped and tall panelled brick stacks. Centre block and left wing have deeply chamfered cross beams. Central hall saloon has interesting stone fireplace c1600 with fascia carved with grotesques and foliage. Fine stair around well with twisted balusters, extending to attic level. C17 panelling, probably from hall, refixed on first floor landing. Main reception rooms in right (south) wing have inlaid marble, and marble and wood fireplaces of mid C18, possibly imported, also some on first floor. The house is probably on the site of the Domus Optima noted in Domesday Book, and later a manor of the Bishops of Salisbury. (VCH X 194)*

Policies

National Policy and Guidance:

Section 16 of the Planning (Listed Building and Conservation Areas) Act 1990 – requirement to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The National Planning Policy Framework (2021) outlines government policy, including the historic environment (Section 16). National Planning Policy Guidance provides guidance on making changes to Heritage Assets.

Historic England's Advice Note 2 – Making Changes to Heritage Assets is also relevant guidance for applying the policies within the NPPF.

Historic England's "Conservation Principles" provides policy and guidance for the "sustainable management of the historic environment". Additional guidance is also contained within their publications:

- Historic Environment Good Practice Planning Advice Note 2 – Managing Significance in Decision-Taking in the Historic Environment (2015)

Local Policy:
Wiltshire Council's Core Strategy Policy CP57 'Ensuring high quality design and place shaping': A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality.

Wiltshire Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that "designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance."

Issues
Impact upon the preservation of the listed building or its setting or any features of special architectural and/or historic interest.

Assessment
The proposal is for the installation of an electric vehicle charging point on the north elevation of the building.

With the increasing ownership of electric vehicles, with it comes the need to provide a proper 'charging point' within residential curtilages. In this instance, a charging point is being proposed to be fixed directly onto the listed building.

The proposed elevation for the charging point is the north elevation, and although the building is a high status listed building, being grade II*, this elevation is not a principal elevation. The north elevation is a side elevation and has the character of the more working side of the main house, both historically and currently. This side of the building is used as general car parking for the owners, with the 'back door' entrance within a covered entrance/car port within attached outbuildings.

The siting of the charger unit is underneath a ground floor window, behind the external chimney stack.

Although the charger unit is quite an obvious modern fitting to the building, a seemingly incongruous addition to the traditional vernacular stonework, the proposed location is relatively discreet overall on the building. The size of the unit is not overlay large, being 33 x 29cm, and grey in colour, which should limit the visual impact of such an item against the stone. The unit will be visible on this elevation due to the very nature of use of this area of the site and the fact that it needs to be accessible to vehicles parked here, but as a service courtyard area of the house and not a principal elevation, the proposed location is considered acceptable for such a fitting.

Overall the proposed installation of an electric vehicle charging point on the north elevation is not considered to cause harm to the overall significance of the designated heritage asset and its special interest will be preserved.

Consultee Responses
Historic England – '*We suggest that you seek the views of your specialist conservation and archaeological advisers*'.

Wiltshire Council Archaeology – '*There are no archaeological issues that I would wish to raise in this instance*'.

Wilcot and Huish Parish Council – '*Wilcot, Huish & Oare Parish Council does not object to this proposal on architectural grounds. However, due to the inability of the grid to cope with the increasing demand placed on it by electric vehicle charging, the parish council will only support the installation of chargers if the applicant submits an accompanying, mitigating proposal for generating electricity, such as the installation of solar panels*'.
Officer comment – the application is for listed building consent – this is assessed under the Planning (Listed Building and Conservation Areas) Act 1990, and can only take into consideration the potential impact of the proposed alteration on the special interest of the listed building. The request to mitigate the environmental impact by the installation of solar panels is commendable, however it is not within the scope of the current Act to request such additional works and although any future proposals to seek alternative, renewable energy supplies within the site would be considered by the Council, it is not possible to insist on such measures in this instance.

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 development hereby permitted shall be carried out in accordance with the following approved plans:

Title	Description	Received Date
ECV Manufacturer Specifications	.	1 August 2023
Location Plan	.	1 August 2023
Supporting Statement	.	1 August 2023
Supporting Photographs	.	7 August 2023
Heritage, Design & Access	.	7 August 2023

Statement		
Site Plan	Location of proposed charger, proposed route of wire and electricity mains	10 August 2023
Design and Access Statement	.	14 August 2023
North Elevation - Charger position	.	29 September 2023

REASON: For the avoidance of doubt and in the interests of proper planning.

Informatives: (1)

3 Informative to Applicant: Should the electric vehicle charging point become redundant or surplus to requirements, it shall be removed from the building within 3 months of its last use, and any disturbed fabric made good.