

HERITAGE STATEMENT Listed Building Consent: Retrospective Application for the Installation of an Electric Vehicle Charging Unit Primrose Cottage, High Street, Tilshead, SP3 4RX



1. Introduction

1.1 This Heritage Statement has been prepared to support a retrospective application for Listed Building Consent for the installation of an electric vehicle (EV) charging unit at Primrose Cottage, High Street, Tilshead, Wiltshire.

1.2 The statement considers the significance of the listed building, the nature of the works undertaken, and their impact on the character, appearance, and fabric of the heritage asset.

1.3 An application for Listed Building Consent was submitted on 17 May 2021 (Ref:PP-9844437). There was a miscommunication and it appeared the application was accepted, however it was actually withdrawn; a recent enquiry to Wiltshire Council suggests there are no notes on the file to explain the withdrawal.

2. The Proposal

2.1 The works comprise the installation of a Wallbox Pulsar Max 7.4kW Type 2 Tethered EV Charging unit to an external wall of the property. The unit measures 201mm (H) x 198mm (W) x 99mm (D), weighs 1.3kg, and is white in colour.

2.2 The charger is wall-mounted at a height of 1.4 metres above ground level on the exterior of the rear extension, adjacent to the back door of the property.

2.3 The mains power cable passes through a small hole drilled in the wooden doorframe of the rear door. This penetration is minor in scale and is readily reversible — the hole can be filled and painted to restore the doorframe to its original appearance should the charger be removed.

2.4 The tethered charging cable runs externally and is coiled around the unit when not in use, keeping it tidy and contained close to the charger.

2.5 The unit itself is fully removable and can be uninstalled without lasting harm to the building fabric.

3. Identifying the Heritage Asset

3.1 Primrose Cottage is a Grade II listed building, first listed on 4 July 1985 (List Entry Number: 1355649). The statutory address is Primrose Cottage, High Street, Tilshead, SP3 4RX.

3.2 The listing description states: *"Semi-detached cottage. C17 with C18 extension to east and C20 rear extension. Timber-framing with brick nogging and wattle and daub panels, cob and some rendered brick, thatched roof with brick stacks. Single-storey and attic, 2 windows. Planked door, one single and one 3-light casement to right with two 2-light casements to left. Two eyebrow dormers have 2-light casements. Right return has planked door and one 2-light casement to attic. Rear has C20 flat-roofed extension to ground floor and two eyebrow dormers. Interior has timber-framed partitions with wattle and daub panels, two C19 staircases, inserted when cottage subdivided."*

3.3 The significance of the asset lies principally in its age, its traditional construction methods and materials — particularly the timber-framing with brick nogging, wattle and daub panels, cob, and thatched roof — and its contribution to the historic character of Tilshead High Street.

3.4 The property includes a C20 rear extension, as referenced explicitly in the listing description. This later addition does not form part of the historic fabric of the original cottage and is of comparatively limited heritage significance.

4. Assessment of Impact

4.1 The EV charger has been installed on the exterior wall of the C20 rear extension, which is the part of the building of least heritage significance. No works have been carried out to the original C17 or C18 fabric of the cottage.

4.2 The sole penetration to the building fabric is a small hole drilled through the wooden doorframe of the rear door to accommodate the mains power cable. This is minimal in scale and does not affect any element of historic or architectural significance identified in the listing description. Should the installation be removed, the hole can be filled and the doorframe repainted, fully restoring it to its previous condition.

4.3 The charger is white in colour, consistent with the exterior finish of the extension and the wider property, and is unobtrusive in appearance. At 201mm x 198mm x 99mm, it is compact and does not dominate or visually compete with any element of the historic building.

4.4 The unit is located to the rear of the property and is not visible from the public highway or the principal elevation of the listed building. Visibility from the adjacent public bridleway is substantially limited by a tall boundary hedge running the full length of the garden. The only gap in this boundary is at the driveway entrance, where a 5-bar gate provides access; the charger is located approximately 10 metres from this point. A climbing rose growing on the

wall between the charger and the gate provides additional natural screening. The charger cannot be meaningfully seen from any publicly accessible viewpoint.

4.5 The installation therefore has no material impact on the setting of the listed building or on public appreciation of its historic character and appearance.

4.6 The tethered charging cable, when not in use, is coiled around the unit and does not trail across the building exterior or create visual clutter.

4.7 On balance, the installation is considered to cause negligible harm to the significance of the listed building, its setting, and its historic character and appearance. The limited physical intervention is confined to a non-historic part of the building, is reversible in its entirety, and is not visible from public vantage points.

5. Conclusions

5.1 The EV charging unit has been installed on the C20 rear extension of Primrose Cottage — the part of the building explicitly identified in the listing as a later addition, and of limited heritage significance relative to the original structure.

5.2 The only physical intervention to the building fabric is a small hole in the wooden doorframe to route the power cable, which is readily reversible without lasting harm.

5.3 The unit is modest in scale, sympathetic in colour, fully reversible, and not visible from any public vantage point of note.

5.4 It is considered that the installation causes no meaningful harm to the significance of the Grade II listed building and that Listed Building Consent should be granted accordingly.



Mark Conlin

Legal owner of Primrose Cottage

13 March 2026.

**Mark
Conlin**

Digitally signed
by Mark Conlin
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