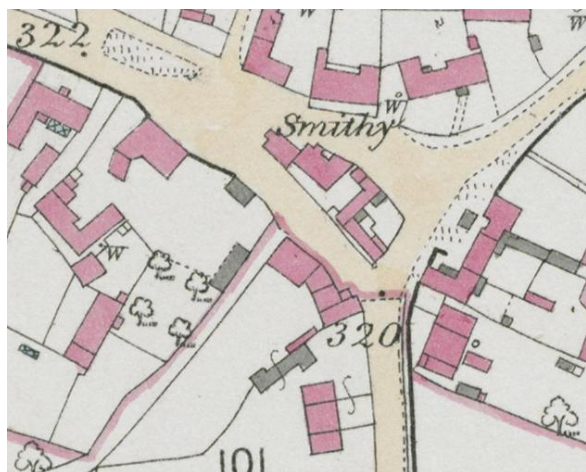


## APPLICATION FOR LISTED BUILDING CONSENT OFFICER DELEGATED REPORT

|                               |                                    |
|-------------------------------|------------------------------------|
| <b>APPLICATION REFERENCE:</b> | PL/2026/01716                      |
| <b>APPLICATION TYPE:</b>      | Listed Building Consent (Alt/Ext)  |
| <b>SITE ADDRESS:</b>          | Primrose Cottage, Tilshead SP3 4RX |
| <b>DESCRIPTION OF WORKS:</b>  | Install EV charger                 |
| <b>RECOMMENDATION:</b>        | Approve                            |

### SITE DESCRIPTION/CONTEXT

Primrose Cottage is a rendered cob cottage with thatched roof in the Tilshead Conservation Area. It sits at the eastern end of the village street at the junction with Candown Rd, facing another listed thatched cottage (Eastside), and the main road towards Shrewton. Attached at its southeastern (front left) side is a brick cottage (in Flemish garden wall bond) that probably dates from the late C19. Historically the cottage faced the village smithy and small cottages that were demolished in the mid C20, the road has since been widened.



1880 OS map



From Tilshead Village website, Primrose Cottage to the left (door now blocked)

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

*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. Undergoing renovation at time of survey (November 1984).*

*Listing NGR: SU0350347872*

## **RELEVANT PLANNING HISTORY**

None

## **PROPOSAL**

Installation of an electric vehicle charging point to the rear of the property.

## **RELEVANT LEGISLATION, POLICIES AND GUIDANCE**

### Legislation

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. Section 16 requires 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.

### National Policy and Guidance

The National Planning Policy Framework (NPPF) sets out government policy, including 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 213-215 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 210 requires local planning authorities to 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.

National Planning Practice Guidance provides guidance on interpreting the NPPF.

*Historic England Advice Note 2: Making changes to Heritage Assets*, illustrates the application of policies set out in the NPPF in determining applications for LBC (and planning permission).

### Wiltshire Core Strategy:

Whilst not directly relevant to listed building consent applications, the below policies give an indication of the Council's approach to development affecting heritage assets:

- Core Policy 57 '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.
- Core Policy 58 '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, and the setting of other listed buildings. Impact on the character and appearance of the conservation area.

The heritage significance of the building lies in its vernacular form and materials of early date, with relatively little alteration, and contribution to the cluster of historic buildings at the eastern end of the small village and its conservation area.

## **CONSULTATION RESPONSES**

Tilshead Parish Council – "no objection"

## **REPRESENTATIONS**

In accordance with the requirements of Section 5(1) of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended) the application for listed building consent was publicised by way of:

- A site notice displayed near the site;
- An advertisement placed in the local press

These methods were used to inform interested parties and to allow a statutory consultation period of **21 days** for representations to be submitted.

Below is a summary of the representations received during the consultation period. In accordance with the provisions of the *Planning (Listed Buildings and Conservation Areas) Act 1990*, only matters relevant to the consideration of the building's special architectural or historic interest have been taken into account in the assessment of this Listed Building Consent application.

None received.

## **ASSESSMENT**

In accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, special regard has been given to the significance of the listed building, including its architectural and historic interest, and the desirability of preserving both the building and its setting. Relevant policies within the National Planning Policy Framework (NPPF),

particularly Section 16: Conserving and Enhancing the Historic Environment, have also been taken into account. These policies require that any harm to the significance of a designated heritage asset must be clearly justified and weighed against the public benefits of the proposal.

Impact of proposals on the significance and setting of the building/structure:

Understanding the impact of proposed works on a listed building requires a careful and proportionate assessment of how those changes affect the asset's heritage significance and its setting. This includes both the physical alterations to the building itself and any changes to its spatial or visual relationship with surrounding structures or spaces.

The significance of a heritage asset is not static; it is shaped by its architectural, historic, and communal values, and by how these are experienced in context. Therefore, any intervention must be considered in light of the asset's identified significance, with attention given to both potential harm and benefits. Benefits may include repairs that support the long-term conservation of the building, improved energy performance, or enhanced public access and understanding.

This assessment is grounded in the statutory duty under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires special regard to be given to the desirability of preserving the building and its features of special interest. It is also informed by national policy, particularly paragraphs 199–208 of the National Planning Policy Framework (NPPF), and relevant local heritage policies and guidance.

The proposal is the installation of an electric vehicle charger on the flat-roofed rear extension. The list entry describes this as C20 however, inspection of the brickwork shows it is primarily of C19 date, and this is borne out by the historic map above. All of the openings have been altered and the roof changed, the earlier form of which is unclear but was perhaps a continuation of the surviving tiled section at the northwest.



EV charger installed by back door (applicant's photo)

Whilst the structure to the rear of the thatched roof is of earlier date than proposed in the list entry, it has nevertheless endured much alteration and its contribution to the character of the building is more as a legible phase of historic development than as a particularly interesting feature in its own right. It does retain character through its painted brickwork – if it were rendered it would read as an unfortunate modern box.

The installation of the small charger involves no harm to historic fabric other than a couple of screw holes. The visual impact would be (is) negligible when set among the various other modern clutter of bins, water butt, external boiler and plastic pipework and the altered structure itself.

#### Impact on Ecology

While Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 do not explicitly reference protected species, Local Planning Authorities have a statutory duty to consider potential impacts on protected species when determining applications. This responsibility arises from broader environmental legislation and national planning policy, and must be taken into account where relevant.

|     |                                                                                                                                                                                                                                                   | Y / N / NA |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| (a) | Does the site or proposed development possess/impact on any of the features where protected species are likely to be present (assessed against Natural England's standing advice) and where species are likely to be found?                       | NA         |
| (b) | If yes, has a protected species survey been submitted?                                                                                                                                                                                            |            |
| (c) | If yes, does the survey show a detailed consideration of ecological impacts, wildlife mitigation and the creation, restoration and enhancement of wildlife corridors to preserve and enhance biodiversity in accordance with the standing advice? |            |

Comments (if any):

#### **CONCLUSION**

The proposed works would cause no harm to the character and significance of the listed building, in accordance with the aims of section 16 of the Act and the NPPF. The character and appearance of the conservation area would be preserved, in accordance with the aims of section 72 of the Act and the NPPF.

#### **RECOMMENDATION:**

**That Listed Building Consent be APPROVED**

#### **Conditions**

**LB 3 years**

**Plans/docs**