

APPLICATION FOR LISTED BUILDING CONSENT OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2026/03046
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	Ashmore House, Dean Lane, Whiteparish, Salisbury, SP5 2RN
DESCRIPTION OF WORKS:	Installation of an Electric Vehicle (EV) charging point. The Ohme ePod will be located next to the side/back door of the property, adjacent to the driveway. The house is Grade II listed but the charger will be located on the newer red brick side entrance area, as opposed to the Georgian frontage.
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

Ashmore House is a grade II listed detached stucco villa. The list description is:

'Detached house. Early C19, enlarged c1860. Rendered brick, addition in English bond brick, Welsh slate hipped roof, rendered stacks. L-plan. 2-storey, 3-window front. 6-panelled door in late C19 porch to left, to right are two 12-pane sashes. First floor has three 9-pane sashes. Deep eaves. Left return has margin-pane French windows and sashes, verandah. Right return has 16-pane sash and half-glazed door in glazed porch with fanlight. Rear wing has 25-pane sash to ground floor and 12-pane sashes to first floor. Attached to rear right are single storey outhouses and stables in Flemish bond with planked doors and pivot-hung windows or 2-light casements, Welsh slate roofs. Interior said to have 6-panelled doors in moulded architraves, good plaster ceiling cornices and newel stairs with oak handrail. (Unpublished records of RCHM (England), Salisbury).'

The house is not in the Whiteparish conservation area.

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PROPOSAL

From the Design and Access statement:

'The proposed charger will be attached to a wall next to our driveway parking area. The wall is part of the outhouses/old stables which is attached to the Grade II listed building.'

A plan and an annotated photograph have been supplied.



RELEVANT PLANNING HISTORY

Proposal / Summary
PL/2021/09940 - Listed building consent Decision - Approve with Conditions Date: 26/11/2021 – Installation of through floor lift
S/1991/0547 - Full planning permission Decision - Approve with Conditions Date: 22/5/1991 – DEMOLITION OF WALL & ERECTION OF A COVERED POOL WITH & GARDEN GATEWAY
S/1991/0560 - Listed building consent Decision - Approve with Conditions Date: 22/5/1991 – L/B APPLICATION - DEMOLITION OF WALL AND ERECTION OF A COVERED POOL WITH LINK AND GARDEN GATEWAY
S/1988/1762 - Listed building consent Decision - Approve with Conditions Date: 4/1/1989 – L/B APPLICATION - PROPOSED NEW CONSERVATORY
S/1989/0910 - Full planning permission Decision - Approve with Conditions Date: 21/7/1989 – NEW TENNIS COURT ON SITE OF OLD TENNIS COURT
S/2007/0414 - Full planning permission Decision - Approve with Conditions Date: 23/4/2007 – REPLACEMENT CONSERVATORY, REPLACEMENT GARDEN WALL WITH GATES, PORCH INFILL AND SINGLE STOREY EXTENSION
S/2007/0415 - Listed building consent Decision - Approve with Conditions Date: 23/4/2007 – REPLACEMENT CONSERVATORY, REPLACEMENT GARDEN WALL WITH GATES, PORCH INFILL, SINGLE STOREY EXTENSION, NEW SKYLIGHTS AND INTERNAL ALTERATIONS
S/1989/0177 - Full planning permission Decision - Approve with Conditions Date: 8/3/1989 – CONSTRUCTION OF CONSERVATORY
S/1988/0157 - Listed building consent Decision - Approve with Conditions Date: 9/3/1988 – L/B APPLICATION - ALTERATIONS TO EXISTING HOUSE INCLUDING DEMOLITION OF CONSERVATORY, EXISTING PORCH AND SMALL CHIMNEY STACK AND ERECTION OF NEW PORCH, FORMATION

S/2007/1159 - Listed building consent Decision - Approve with Conditions Date: 16/8/2007 – INTERNAL ALTERATIONS TO MAIN STAIRCASE AND ENLARGEMENT OF STAIRWELL - AMENDMENT TO APPROVED SCHEME REF: S/2007/415
S/2001/1021 - Full planning permission Decision - Refused Date: 2/8/2001 – CONSTRUCTION OF NEW LODGE BUILDING FOR STAFF ACCOMMODATION IN GROUNDS OF MAIN HOUSE ALTERATION OF EXISTING ACCESS
S/2002/0883 - Full planning permission Decision - Refused Date: 13/6/2002 – CONSTRUCTION OF NEW LODGE BUILDING IN GROUNDS OF MAIN HOUSE FOR USE AS RESIDENTIAL ACCOMMODATION
S/1983/0788 - Full planning permission Decision - Approved Date: 19/7/1983 – ERECTION OF DOUBLE GARAGE AND CONVERSION OF EXISTING GARAGE INTO LIVING ACCOMMODATION
S/1982/0670 - Unknown – O/L ERECTION OF 3 NO. DWELLINGS
S/1987/1808 - Full planning permission Decision - Approve with Conditions Date: 6/1/1988 – CONSTRUCTION OF 4 NO. 5-BEDROOMED DETACHED HOUSES AND DETACHED DOUBLE GARAGES WITH NEW ACCESS
S/1988/0156 - Full planning permission Decision - Approve with Conditions Date: 9/3/1988 – ALTERATIONS TO EXISTING HOUSE AND NEW FRONT PORCH. FORMATION OF NEW STAFF ACCOMMODATION OVER EXISTING
PL/2025/07757 - Householder planning permission Decision - Approve with Conditions Date: 4/12/2025 – Demolition of an existing outbuilding and erection of a single-storey oak-framed outbuilding for the storage of garden equipment.
PL/2025/08280 - Listed building consent (Alt/Ext) Decision - Withdrawn by Applicant Date: 4/12/2025 – Demolition of an existing outbuilding and erection of a single-storey oak-framed outbuilding for the storage of garden equipment.
PL/2026/03046 - Listed building consent (Alt/Ext) – Installation of an Electric Vehicle (EV) charging point. The Ohme ePod will be located next to the side/back door of the property, adjacent to the driveway. The house is Grade II listed but the charger will be located on the newer red brick side entrance
S/1999/0533 - Full planning permission Decision - Approve with Conditions Date: 19/5/1999 – TWO STOREY EXTENSION CONSERVATORY AND CONSTRUCTION OF DETACHED GARAGE BUILDING WITH PLAYROOM AND STORE
S/78/0794 - Historic apps 1974 to 1983 Decision - Refuse Date: 16/8/1978 – Outline application - Dwelling house and garage.

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.

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.

Section 14 of the NPPF addresses the challenge of climate change, flooding and coastal change.

Paragraph 167 advises that "Local planning authorities should also give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic (including through installation of heat pumps and solar panels where these do not already benefit from permitted development rights).

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

CONSULTATION RESPONSES

Whiteparish Parish Council: no comment

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.

No comments were 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.

In order to be acceptable, the application needs to be assessed against the following criteria:

Information considered/submitted

Paragraph 207 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.

The application is supported by a single-page heritage statement. It does not assess the significance of the house nor the stables (to which the unit will be attached). However, paragraph 208 also provides for the local planning authority to make its own assessment of impact and the following heritage recommendations are offered on this basis.

Assessment of significance:

According to the National Planning Policy Framework (NPPF), significance is defined as:

“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”

Historic England further categorises significance into four key values:

- *Evidential* – the potential of the asset to yield evidence about past human activity.
- *Historic* – the ways in which the asset illustrates aspects of history.

- *Aesthetic* – the sensory and design qualities of the asset.
- *Communal* – the meanings and associations attached to the asset by people.

In this case the significance of the building lies largely with its architecture, floorplan (although the ground floor plan is significantly altered) and siting within the plot and series of outbuildings evidencing its former grand status. In so far as it relates to the current application, the stable block is of interest as a single-storey outbuilding of a typical vernacular character and utilising traditional materials (brick and slate) and modest openings.

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 212-221 of the National Planning Policy Framework (NPPF), and relevant local heritage policies and guidance.

Officer's assessment

The D&A&Heritage statement says: 'The proposed EV charging point will be placed around the side of the house, in a discreet position out of sight from the main frontage of the house and its location minimises cable requirements between the charging point (near the electricity circuit board in the outhouse) and the car. It will be close to and between the back doors of the house to minimise trip hazard from the cable. It will not be seen from the public road or by any neighbouring properties'. The new unit is a small wall-mounted structure which is modest and could be removed without damage to the structure, if it became redundant. It is discreetly located away from a main elevation of the house. The unit would not harm the setting of the listed building.

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
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(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?	N
(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?	

CONCLUSION

The proposed works are of a very modest nature and the proposed unit would be discreetly located on an outbuilding (curtilage listed) away from the principal elevations. The unit could be removed or replaced in the future with only very minor impacts. As such, the proposals are considered to meet the requirements of Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as core policy 58 and Chapter 16 of the NPPF.

RECOMMENDATION:

That Listed Building Consent be GRANTED, subject to the following conditions:

Standard 3 years
Approved plans