

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION & LISTED BUILDING CONSENT DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01863 & PL/2026/02027
APPLICATION TYPE:	Householder planning permission & Listed building consent
SITE ADDRESS:	Barland Cottage, Bewley Mews, Bewley Lane, Lacock, SN15 2NW
DEVELOPMENT DESCRIPTION:	Installation of a 7kW EV charging upstand within the curtilage of Barland Cottage
RECOMMENDATION:	That Planning Permission and Listed Building Consent be GRANTED

PROPOSAL & SITE DESCRIPTION

The application seeks planning permission and listed building consent for the installation of a 7kW EV charging upstand within the curtilage of Barland Cottage. The property forms part of the Grade II listed Old Brewery House and Attached Premises, a former brewery complex that has since been converted into residential accommodation.

The proposal comprises the installation of a single untethered EV charging pedestal measuring approximately 1.3 metres in height. The unit would be finished in anthracite grey and positioned within the existing shared gravel parking area to the east of the listed building.

The site is located at Bewley Mews, off Bewley Lane, on the eastern side of Lacock. Whilst not located within a conservation area, the site forms part of the wider setting of the Bowden Hill Conservation Area.

The application site is subject to the following planning policy constraints:

- *THE OLD BREWERY HOUSE AND ATTACHED PREMISES - Grade II listed building – Group listing*
- *Setting of Bowden Hill Conservation Area*

PLANNING HISTORY

Proposal / Summary
N/09/00407/FUL - Full planning permission Decision - Approve with Conditions Date: 27/4/2009 – Erection of Summer House
N/06/02390/FUL - Full planning permission Decision - Approve with Conditions Date: 15/11/2006 – Amendment to 05.00253.FUL - Alterations to Boundary Walls and Minor Internal and External Alterations to Proposed Converted Dwelling.
N/08/01098/FUL - Full planning permission Decision - Withdrawn Date: 21/7/2008 – Erection of Summer House

N/99/02677/FUL - Full planning permission Decision - Unknown Date: 25/9/2001 – CONSTRUCTION OF 4 DWELLINGS WITH GARAGES
N/99/02678/LBC - Listed building consent Decision - Unknown Date: 24/9/2001 – REFURBISHMENT OF EXISTING DWELLING AND WORKSHOP
N/05/00252/LBC - Listed building consent Decision - Approve with Conditions Date: 20/4/2005 – Internal & External Alterations Associated with Residential Conversion; New Boundary Walls
N/05/00253/FUL - Full planning permission Decision - Approve with Conditions Date: 20/4/2005 – Conversion to Form Three Dwellings and Associated New Boundaries
N/06/01757/LBC - Listed building consent Decision - Approve with Conditions Date: 25/8/2006 – Minor Alterations to Internal Layout and External Appearance, Including Rearrangement of Access to Units

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Lacock Parish Council: No objection

Conservation Officer:

“Site Description:

Barland Cottage is a terrace of four dwellings converted from a former Old Brewery House and Brewery, on Bewley Lane Lacock. The former House fronts onto Bewley Lane and is two storey built about 1840 –1850 in squared rubble stone with ashlar dressings under a single hipped slate roof with bracketed eaves.

The house end (west) has a three-window range with flush round arched windows with two lights each side and a single light over the arched central door.

The south side of the brewery section of the building has 6 full height louvered bays divided by stone piers. Following conversion these louvres have a variety of window openings inserted to ground and first floors.

The north elevation of the former brewery section are three full height bays divided by two iron columns carrying bracketed timber wall plate. To the left-hand side is a range of three segmental arched openings with a central door with casement pair over a window each side with arched headed lights in segmental arched frame.

Internally the brewery had an exposed king post roof trusses.

The vehicle access is to the south of the building through a low splayed stone wall and leads to parking to the east side. The north side has access to parking and garden for the former Brewery house with a stone wall to about 1.8 m to Bewley Lane.

To the rear of the former Brewery are private a garden for each of the three dwellings converted from the Brewery including the application property Barland Cottage dwelling

The building is located about 50 m south of the Bowden Hill Conservation Area but forms part of its general setting.

Heritage Assets:

The Old Brewery House and attached premises Bewley Lane Lacock grade II

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.*

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 213-15 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 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.

National Planning Practice Guidance provides guidance on interpreting the NPPF.

The 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."

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.

Historic England Advice Note 2 – Making changes to Heritage Assets illustrates the application of policies set out in the NPPF in determining applications for PP and LBC.

***Issues:** Impact on the fabric of the curtilage listed building/structures, setting of listed building, design, and materials.*

***Significance of assets and contribution of setting:** The NPPF defines significance as the “value of a heritage asset to this and future generations because of its heritage interest. The interest may be **architectural**, or **historic** as set out in the Town and Country Planning (Listed Building and Conservation Areas) Act 1990 S 1.*

*The NPPF defines significance as the “value of a heritage asset to this and future generations because of its heritage interest. The interest may be, **architectural**, or **historic**. Significance derives not only from a heritage asset’s physical presence, but also from its setting.” Historic England assesses significance in a similar manner, referring to evidential, historic, aesthetic, and communal values of a place.*

In this case the significance of the Old Brewery and attached premises and boundary walls comes from fabric and mix of formal domestic and industrial architecture - its form, layout and architectural expression/detailing and use of local design approaches and materials which have some significant aesthetic and architectural interest.

Assessment:

*The NPPF defines significance as the “value of a heritage asset to this and future generations because of its heritage interest. The interest may be, **architectural**, or **historic**. Significance derives not only from a heritage asset’s physical presence, but also from its setting.” Historic England assesses significance in a similar manner, referring to evidential, historic, aesthetic, and communal values of a place.*

The proposal involves the installation of a single EV charging upstand (1.3m height) to the east side shared parking area. The unit is an "untethered" model (unit only, no fixed cable)

The pedestal is finished in a muted anthracite metal to blend with the surrounding environment.

The armoured cable route will be taken from the rear wall of the cottage. The cable will be entirely buried in a narrow, hand-dug trench.

The cable route follows the base of the perimeter brick wall of the mews. The trench crosses the car park area gate entrance before being routed behind the existing hedge line to reach the pedestal location.

The proposed cable route ensures the cable is invisible and the excavation trench is limited to the base of the building and the boundary wall. The armoured cable needs to be buried 450 – 600 mm deep and there is only a short section across the parking entrance. Care will be needed during installation not to impact the building and wall foundations and will need to be undertaken by hand digging as required.

Once the EV charger is in place its appearance as a 1.3 m metal post, like a bollard painted in grey will be set well back to the rear of the gravel parking area adjoining the flower bed and will not obstruct pedestrian or vehicle access for neighbouring residents.

The impact of the new EV charger is neutral on the setting of the listed buildings. The impact of the trench installation will not harm the setting of historic fabric and will be backfilled and the gravel surface raked and reinstated to its original condition upon completion

Heritage Conclusion and Balancing: *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 proposed cable route ensures the cable is invisible and limits excavation in vehicle access. Once the EV charger is in place its appearance as a 1.3 m metal post like a bollard set well back to the rear of the gravel parking area adjoining the flower bed and will not obstruct pedestrian or vehicle access for neighbouring residents.

The armoured cable needs to be buried 450 – 600 mm deep and only a short section about 3m will be under the parking entrance. Care will be needed during installation not to impact the building and wall foundations and will need to be undertaken by hand digging as required.

The impact of the new EV charger is neutral on the setting of the listed buildings. Subject to appropriate care when trenching the impact of the trench installation will not harm the setting of historic fabric and will be backfilled and the gravel surface raked and reinstated to its original condition upon completion

The following variations on Standard Conditions are suggested

WL23 SAFEGUARD EXISTING BUILDING(S)

The trenching works hereby granted consent shall be carried out in such a manner as to ensure that the existing building(s) is preserved and not structurally or superficially altered in any way whatsoever, save in accordance with the approved plans and the said building(s) shall be structurally supported and weatherproofed at all times during the construction period in accordance with established building practice.

REASON: To preserve the special architectural and historic interest of the listed building.

WL24 HAND DEMOLITION

The trench shall be carried out by hand (or by non powered hand-held tools) around the foundations of the walls listed building and the attached garden walls only.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

REPRESENTATIONS

No comments were received.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

Heritage Impact

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 66 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 Act requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. The policy requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

The NPPF outlines government policy for planning. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development.

Barland Cottage forms part of the Grade II listed Old Brewery House and attached premises. The Bowden Hill Conservation Area is situated approximately 30m to the north.

The proposal comprises the installation of a single 7kW EV charging upstand within the shared parking area serving the development. The charger would comprise a modest, untethered pedestal measuring approximately 1.3m in height and finished in a muted anthracite colour. It would be located to the rear of the shared gravel parking area adjacent to existing planting.

The Council's Conservation Officer has assessed the proposal and raises no objection. It is noted that the charger would be set some distance from the listed building and would be viewed within the context of an existing parking area. By reason of its modest scale, recessive colouring and siting, the charger would have a neutral impact upon the significance and setting of the Grade II listed building and would preserve its special architectural and historic interest. Furthermore, given the distance and minor scale of the proposals, it is not considered the proposals would cause any harm to the setting of the Bowden Hill Conservation Area.

The EV charging upstand is fully reversible and could be removed at a later date. No historic paving or stone will be impacted by the proposal.

The submitted information also refers to the installation of a buried armoured cable serving the charger. The cable would be located below ground and reinstated following installation, resulting in no permanent visual change to the site. Whilst the route has been considered as part of the heritage assessment, the buried service connection is ancillary to the proposed charger, and it is not considered to result in any material harm to the significance or setting of the listed building. The Conservation Officer's suggested safeguards are therefore considered more appropriately addressed through an informative.

The proposal, by virtue of its scale, design, and use of materials, is considered to preserve the setting of the listed building and nearby character, appearance or setting of the nearby Bowden Hill Conservation Area. It would not result in harm to the significance of any heritage assets, and no objections have been raised by the Conservation Officer.

The development is therefore considered to comply with Core Policy 58 of the Wiltshire Core Strategy and Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant provisions of the NPPF.

Design and Impact upon the upon the character and context of the area

Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

The proposed EV charging upstand is modest in scale and functional in appearance. Its location within an existing shared parking area is appropriate and it would appear as a minor piece of infrastructure within an established parking area. The anthracite finish assists in reducing its visual prominence and the proposal would not appear incongruous or detract from the character and appearance of the site.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.

Amenity

Point vii of Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that developments do not adversely affect neighbouring properties.

The proposal comprises a small EV charging pedestal located within an existing parking area. Given its limited scale and siting, it would not result in any loss of light, overshadowing, overlooking or overbearing impact upon neighbouring occupiers. No objections have been received from neighbouring properties.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity.

Highways Impact

The proposal would not alter existing access arrangements, parking provision or vehicle movements. The charging point would be located within an existing parking area and would not impede vehicular or pedestrian movement within the site.

The proposal would support opportunities for sustainable travel by facilitating the use of electric vehicles. The provision of EV charging infrastructure is supported and represents a small but positive contribution towards the transition to lower-emission forms of transport.

The proposal is therefore compliant with Core Policies 61 and 64 of the Wiltshire Core Strategy.

Biodiversity Net Gain

Householder planning applications are exempt from the requirement to deliver Biodiversity Net Gain under Schedule 7A, Section 4(2)(a) of the Town and Country Planning Act 1990, as inserted by the Environment Act 2021.

Other Issues

The submitted plans indicate a buried cable route associated with the charging infrastructure. The route has been shown on the proposed site plan and assessed as part of the proposal. The application was accompanied by Certificate B and notice was served on persons with an ownership interest in the affected land. No representations were received in response. Accordingly, no concerns are raised in this regard.

CONCLUSION

The proposed development is considered to be acceptable in terms of its design, scale, and relationship with the surrounding area. It would not result in any unacceptable harm to the heritage assets, character of the locality, the amenities of neighbouring occupiers, or the interests of highway safety.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Wiltshire Local Plan, and the National Planning Policy Framework. As such, the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION: That Planning Permission be GRANTED subject to conditions.

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning 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:

Location Plan
Proposed Site Plan
Home Series Freestanding V3 Specifications

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

Protection of Historic Fabric

The applicant is advised that trenching works associated with the installation of the EV charger should be undertaken with due care in the vicinity of the listed building and associated boundary walls. Hand excavation is recommended where works are undertaken close to foundations or historic structures to avoid damage to fabric of historic significance. Historic structures should be appropriately protected throughout the construction period.

Private Property Rights

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

BNG

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is considered to apply.

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

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:

Location Plan

Proposed Site Plan

Home Series Freestanding V3 Specifications

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