

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H11-0943-25 **Applicant:** Mr S Hayward
Proposal: Installation of Electric Car Charging Port to Rear of Dwelling
Location: The Limes 3 London Road Long Sutton
Terminal Date: 1st December 2025

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

29 The Historic Environment

National Guidance

National Planning Policy Framework December 2024

Section 12 - Achieving well-designed places
Section 16 - Conserving and enhancing the historic environment

Planning (Listed Buildings and Conservation Areas) Act 1990

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
SHDC INTERNAL	0	0	0	1
OTHER STATUTORY BODIES	0	0	0	1

CASE OFFICER ASSESSMENT

Description of Proposal

This is a listed building consent application seeking consent for the installation of an electric car charging port to the rear of The Limes, Long Sutton. Proposed is a 170mm by 200mm charging box, which would be installed into brick work to the rear of the dwelling.

Site Description

The site is within the settlement boundaries of Long Sutton, as outlined within the South East Lincolnshire Local Plan, 2019. The site is located fairly centrally within the settlement's Conservation Area, within 125m of St Mary's Church.

The site comprises a Grade II listed building, with the following Historic England description:

"House. c.1820. Red brick. Hipped slate roof. 3 C20 lateral stacks. Bracketed moulded wooden eaves. 2 storeys, 3 bays. Central doorway, 4 steps up, with ornate panelled door, ornate traceried fanlight and ornate panelled reveal. Either side are single fluted Doric half columns with triglyphs and guttae on dossierets, open modillion pediment. Either side are single glazing bar sashes, 3 similar sashes above, all with flush wedge lintels with scalloped blind hoods."

Relevant History

H11-0941-25 - Full - Installation of Electric Car Charging Port to Rear of Dwelling - Ongoing.

Consultation Responses

The responses received from consultees during the initial consultation exercises, which can be viewed in their entirety through the South Holland website, can be summarised as follows:

Historic Environment Officer

"Having reviewed the application documents and the updated available Historic Environment information for this application, the proposal is unlikely to have an impact on significant archaeological remains. Consequently, no further archaeological input is necessary for this application. It is not necessary to consult us on this application again, unless there are material changes to the proposals. However, if you would like advice from us, please contact us to explain your request"

Conservation Officer

"No objection. Proposed works are extremely minor in scale, and the proposed charging point is located in such a fashion that I do not consider that it will have any material impact upon the manner in which the listed asset and its special interest are interpreted. Happy that permission/consent may be granted subject to a condition that requires the removal of the proposed unit and the making good of associated surfaces when the unit thereby approved is either surplus to requirements or no longer needed"

Public Representations

This application has been advertised in accordance with the Development Procedure Order and the Council's Statement of Community Involvement. In this instance, no letters of representation have been received.

Key Planning Considerations

Evaluation

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving listed buildings, their setting, or any features of special architectural or historic interest which they possess

The adopted South East Lincolnshire Local Plan 2011-2036, adopted March 2019 (SELLP), is the development plan for the district, and is the basis for decision making in South Holland. The relevant development plan policies are detailed within the report above.

The policies and provisions set out in the National Planning Policy Framework, 2024 (NPPF) are also a material consideration in the determination of planning applications, alongside adopted Supplementary Planning Documents.

Heritage and Conservation Considerations

Policy Context - Heritage and Conservation - Listed Buildings

In assessing proposals of this nature, the Local Planning Authority must ensure special regard to the desirability of preserving listed buildings, their setting, or any features of special architectural or historic interest which they possess, as set out under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Policy 29 of the SELLP, alongside Section 16 of the NPPF, relates to the preservation of the historic environment. Both outline that all applications within the Conservation Area or which effect heritage assets, such as listed buildings, should preserve or enhance these assets.

The NPPF expresses the importance of considering the impact of development on the significance of designated heritage assets; advising that development and alterations to designated assets and their settings can cause harm. These policies ensure the protection and enhancement of the historic buildings and environments. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance should be treated favourably.

Section 16 of the NPPF states 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). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance".

Paragraph 213 of the NPPF outlines that "any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification." In other words, should a proposal result in harm to an asset, this should be weighed against the public benefits arising from the proposal.

Paragraph 214 expands upon this, relating to substantial harm, detailing that "where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss". Paragraph 215 states that "where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."

The above assessment of harm should be informed by the submission of an appropriate Heritage Impact Assessment (HIA). On this point, Paragraph 207 of the NPPF outlines that in "determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary".

Policy 29 of the SELLP outlines that all proposals shall conserve and enhance the character and appearance of designated heritage assets. Section A of Policy 29 outlines criteria which applications relating to listed buildings should conform to. These are as follows:

- "1. Proposals to change the use of a Listed Building or to alter or extend such a building will be granted where the Local Planning Authority is satisfied that the proposal is in the interest of the building's preservation and does not involve activities or alterations prejudicial to the special architectural or historic interest of the Listed Building or its setting.
2. Proposals involving the demolition of Listed Buildings will not be permitted, unless in an exceptional case, or wholly exceptional case (depending on their grade) where a clear and convincing justification is made in line with national policy
3. Proposals that affect the setting of a Listed Building will be supported where they preserve or better reveal the significance of the Listed Building."

Assessment - Character & Heritage

The proposal represents an incredibly minor alteration to the rear of the building.

Turning to the impact upon the listed building, the comments of the Conservation Officer are clear that, in their professional opinion, no material impact would be caused to the asset, stating that:

"the proposed charging point is located in such a fashion that I do not consider that it will have any material impact upon the manner in which the listed asset and its special interest are interpreted."

The proposal is incredibly minor in scale, and the changes made largely reversible. There may be some damage to brickwork via the running of cables; however, this would not be overly substantial and would certainly not be to such an extent as to diminish the quality or impact upon the significance of the building.

It is considered that the proposal would not result in any harm to the significance of the asset.

A condition has been requested by the Conservation Area to ensure that the brick work is made good upon the removal of the charger. This is considered to be appropriate and acceptable.

As such, the proposal is considered to be in accordance with Policy 29 of the SELLP, Sections 12 and 16 of the NPPF and Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Additional Considerations

Public Sector Equality Duty

In making this decision the Authority must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:

A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act

B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).

C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149. It is only one factor that needs to be considered, and may be balanced against other relevant factors.

It is not considered that the recommendation in this case will have a disproportionately adverse impact on a protected characteristic.

Human Rights

In making a decision, the Authority should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as South Holland District Council to act in a manner that is incompatible with the European Convention on Human Rights. The Authority is referred specifically to Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property).

It is not considered that the recommendation in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general public interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

Conclusion

The proposal represents appropriate development within the defined settlement boundary. The development hereby proposed does not materially harm the character, appearance, or special importance of the listed building.

Taking these factors into consideration, the proposal is considered to comply with Policy 29 of the SELLP, as well as Sections 12 and 16 of the NPPF. There are no significant factors in this case that would outweigh the benefits of the proposal; therefore, the planning balance is in favour of the proposal.

Recommendation

Based on the assessment detailed above, it is recommended that the proposal should be approved under Delegated Authority.