DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H16-0185-26**	**Applicant:**	**Carnot Ltd**
Proposal:	Installation of EV charger to the property		
Location:	Yew Lodge 21 High Street Spalding		
Terminal Date:	11th August 2026		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
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

Representations:

	Object	Support	No Obj.	Comments
WARD MEMBER	0	1	0	1
OTHER STATUTORY BODIES	0	0	0	3

CASE OFFICER ASSESSMENT

Description of Proposal

This is a listed building consent application for the installation of an electric vehicle charger at the Grade II* listed Yew Lodge, 21 High Street, Spalding. The charger would be located on the southern elevation, in front of the existing garage. The submitted elevations show that the charger would measure approximately 200mm by 200mm.

Site Description

The site is within the settlement boundaries of Spalding, as outlined within the South East

Lincolnshire Local Plan, 2019. The site is located along the river Welland, along the historic High Street which is characterised by pre-20th century development. Several listed properties are present, including the Grade II* Cley Hall 22 High Street to the immediate north.

Yew Lodge is Grade II* listed, while the garden wall to the property forms a separate listing (also Grade II*). The Historic England listing for the wall and dwelling (in that order) read as follows:
"Low stone-capped garden wall with a tall brick pier at either end surmounted
by a stone ball, no railings. Nos 21, 22 and Garden Wall to No 21 form a group."

"Very good mid-late C18 mansion of 3 storeys in brick with 5 windows, hung sashes with glazing bars. Stone capped parapet. Very fine wood doorcase in Roman Ionic with panelled reveals and traceried fanlight, and open modillion pediment. Door of 8 fielded panels."

Relevant History

H16-0351-26 - Full - Installation of EV charger to the property - 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

Thank you for consulting us on this application. 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. Finally, as the proposal involves external works on the front elevation of Yew Lodge, a Grade II listed Georgian red-brick property within the Spalding Conservation Area, the SHDC Conservation Officer should be consulted prior to determination regarding the potential direct impacts on the listed building and indirect impacts on its setting and the character and appearance of the conservation area

Conservation Officer

Regarding the above application, I have no objections to the proposal on heritage grounds. The EV charger is located in a relatively discreet position and, in my view, would not result in harm to the significance, setting, or appreciation of the listed building or the character and appearance of the Conservation Area. I would, however, ask whether it would be possible to secure a condition requiring the removal of the EV charging unit and the making good of any affected fabric should it become redundant in the future.

Historic England

No advice offered

Cllr Le Sage

I guess if we need to live in the modern age, we have to accept that all properties will need access to electric vehicle charging What we really should be doing is thinking about how those people who live in properties with out a drive can access charging Will be at some point be putting chargers on street lamps like they do in cities?

Cllr Ashby

Support - I have no problem with this

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.

Layout, Design, Scale and Consideration of the Character of the Area and Heritage Considerations

Policy Context - Design

Section 12 of the NPPF, "Achieving well-designed places", states that the "creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve" and as such, it is generally accepted that good design plays a key role towards sustainable development.

Paragraph 135, contained within Section 12 of the NPPF, states that new development should function well and add to the overall quality of the area (including beyond the short term) and should be visually attractive as a result of good architecture and appropriate landscaping. This goes on to establish that it is important that new development should be of the highest quality, to enhance and reinforce good design characteristics, and that decisions must have regard towards the impact that the proposed development would have on local character and history, including the surrounding built environment and landscape setting such as topography, street patterns, building lines, boundary treatment and through scale and massing. Developments should create places that are safe, inclusive, and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, among other considerations.

Likewise, Policy 2 of the SELLP outlines sustainable development considerations for proposals; providing a framework for an operational policy to be used in assessing the sustainable development attributes of all development proposals. Furthermore, Policy 3 of the SELLP requires development to comprise good design; identifying issues that should be considered when preparing schemes so that development sits comfortably with, and adds positively to, its historically designated or undesignated townscape or landscape surroundings.

These policies accord with the provisions of the NPPF and require that design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable. Proposals for new development would therefore require the aforementioned considerations to be adequately assessed and designed, including the siting, design, and scale to be respectful of surrounding development and ensure that the character of the area is not compromised.

Policy Context - Listed Building

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.

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 215 expands upon this, stating 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

The proposal represents a minor alteration within a side elevation of the building. Said side elevation is already characterised, in part, by newer additions, such as the garage. As such, the tangible impacts of the work would be reduced, as there is a clearer acceptance of modernising features in this context.

The changes proposed can be considered to be mostly reversible, and it would be reasonable to condition that the brick work is made good upon the removal of the charger. As a result, the permanence of the impacts are limited, meaning the impacts on the listed building are reduced accordingly.

Whilst the building is to be read as a group, and this elevation has a strong relationship with the associated listed buildings, the impacts upon the wider area are limited. The changes are small in scale and restricted to a limited point, preventing a wider impact.

Accordingly, the proposal is not considered to cause harm to the character, appearance, setting or significance of the listed building. Whilst the proposal cannot be said to enhance the heritage asset, due to the size and nature of the proposal it is reasonably considered to have a neutral impact. In any event, some benefits would occur as the proposal would help with the transition to electric vehicles, giving a small but tangible environmental benefit which would broadly outweigh any negligible impact upon the listed building. As such, the proposal is considered to accord with Policies 2, 3 and 29 of the SELLP, with the NPPF and with Section 16 of the Planning (Listed Buildings & Conservation Areas Act) 1990.

Other Matters

The comments of the Ward member relating to alternative approaches to electric vehicle chargers are noted; however, they are not wholly relevant to the merits of this application.

Planning Balance

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 proposal would have no detrimental impact upon the setting or appreciation of the listed building. As a result, the proposal is considered acceptable.

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

Taking these factors into consideration, the proposal is considered to comply with Policies 2, 3, and 29 of the SELLP, as well as Sections12 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.