

## Allerdale Borough Council

### Listed Building Consent Application LBC/2021/0028

#### Development Panel Report

**Reference Number:** LBC/2221/0028  
**Valid Date:** 24/06/2021  
**Location:** Pear Tree House, Blennerhasset, Wigton CA7 3RE  
**Applicant:** Chris Spencer  
**Proposal:** Listed Building consent for the installation of an electrical vehicle charging point to the boundary wall

#### **RECOMMENDATION**

**Grant with conditions**

#### **1.0 Summary**

<b><u>Issue</u></b>	<b><u>Conclusion</u></b>
<b>Heritage</b>	The building is Grade 2 listed and within the conservation area. Parking is established to the front and the energy point is small and well designed. The works are reversible and improve the existing situation where cables are run over the wall. Any harm is immaterial if at all.
<b>Sustainability</b>	The charging point enables the use of an electric cars.

#### **2.0 Introduction**

This matter is being brought before members as the applicant is an employee of the Council.

#### **3.0 Proposal**

3.1 The proposal is for the installation of an electric vehicle charging point to the boundary wall. The unit is a black coloured MyEnergi Zappi Electric Vehicle Charging Point. It would be mounted on the unrendered dark stone rubble wall.

- 3.2 Parking for the property is on the private unadopted road immediately to the front of the house, adjacent to the front boundary wall of the property. Parking spaces for two cars is set back from the road but not within the curtilage of the property.
- 3.3 The charging point will be installed on a return in the boundary wall, in this location only the side profile of the charging point will be visible when viewing the front elevation of the property. It is proposed to use a My Energi Zappi charging point, this model is available coloured black or white, and it is proposed to use the black version as this will be less conspicuous against the dark boundary rubble wall construction. The electrical supply cable is affixed to the rear of the boundary wall and then buried before entering the workshop building where it is terminated.
- 3.4 The Plans for consideration are:-
- 0.1 - Location Plan
  - 0.2 - Photograph of charging point location
  - 0.3 - Image of proposed charging point

#### **4.0 Site**

- 4.1 Pear Tree House is Grade 2 listed. With Winder Cottages, Pear Tree House is probably one of the oldest remaining properties within Blennerhasset (Bremner, 2006). The property is of rubble stone construction with large projecting plinth stone foundations. The property shares several significant architectural features with Winder Cottages including similar distinctive inscribed lintels – I.N. 1686 God Feare in the case of Pear Tree House and – W. & M.B 1678 Feare God at No.3 Winder Cottages. The properties also share similar chamfered window surrounds with drip moulds above.
- 4.2 Pear Tree House has been extended to the rear with a 2nd storey flat roofed addition constructed on top of ground floor rubble stone walls. The interior layout of the property has been significantly altered when the rear extension was added but original features remain including rough-hewn structural beams, chamfered stone door surrounds and the original layout can still be read.
- 4.3 Outside a modern rendered low wall defines the front property boundary. An exposed rubble stone wall bounds the property yard to the east with a modern brick-built garage/workshop.
- 4.4 There is parking provision for two cars within the ownership of the house to the front of the house. The existing garage within the curtilage is small and is in use as a workshop. Parking at the front of the property is well established. Currently the owners park in their space at the front and charge their vehicle by trailing a cable over the boundary wall.
- 4.5. The site is also located within the villages designated Conservation Area.

## **5.0 Relevant Planning History**

5.1 There have been several applications relating to the site:

2/2006/0834 Full planning permission for the demolition of existing garage, construction of a single storey side extension, and replacement of 4 No. windows to front of dwelling, as amended by letter and plan received 23 August 2006.

2/2006/0835 Listed building consent for demolition of existing garage, construction of single storey side extension, and replacement of 4 No. windows to front of dwelling, as amended by letter and plan received 23 August 2006.

## **6.0 Representations**

### **Parish Council**

6.1 The Parish Council has considered the above application and object to the application as submitted. As the property is a listed building and within the Conservation Area, the parish council would prefer to see the charging point installed on the garage wall or inside the garage.

### **Historic England**

6.2 No comment.

### **Cumbria Highways & LLFA**

6.3 No comment.

### **Other representations**

6.4 There have been no other letters of representation.

## **7.0 Duties**

7.1 Does the site affect the setting of a listed building?

Yes. Sections 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

7.2 Is the site within a designated conservation area?

Yes. Section 72(1) of the Listed Buildings Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

- 7.3 Is the development likely to have a significant effect upon a Natura 2000 designation? No

## **8.0 Development Plan Policies**

### **Allerdale Local Plan (Part 1) 2014**

- 8.1 The following policies are considered to be relevant:-

S1 – Presumption in favour of sustainable development  
S2 – Sustainable development principles  
S27 – Heritage Assets

## **9.0 Other material considerations**

### **9.1 National Planning Policy Framework (NPPF) (2019)**

- 9.2 Strengthening our economy - Supporting the development of more homes where they are needed by looking for opportunities to develop key worker housing for the health and nuclear sectors; and aspirational housing where appropriate in line with our Local Plan.

## **10.0 Policy weighting**

- 10.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purpose 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. This means that the Allerdale Local Plan (Part 1) 2014 and Allerdale Local Plan (Part 2) policies have primacy.

## **11.0 Assessment**

- 11.1 Policy S27 states that the historic environment including all heritage assets and their settings will be conserved and enhanced in a manner appropriate to their intrinsic historic value and significance, their importance to local character, distinctiveness and sense of place, and to other social, cultural economic or environmental benefits/values.

- 11.2 Pear Tree House is Grade 2 listed. The listing reads as follows:

List Entry: 1144455

*House. Dated and inscribed over entrance I.N. 1686 GOD FEARE with C20 alterations. Painted roughcast walls, on large projecting plinth stones, under graduated greenslate roof with painted roughcast chimney stacks. C20 door in chamfered surround under Tudor arch, with date and inscription, and hoodmould. C20 lead-paned casement windows in original chamfered surrounds, with stone mullions removed, under continuous drip mould on ground floor and under individual hoodmoulds above. Quatrefoil window over entrance. Side wall left has C20 door and sash windows with glazing bars in C19 painted stone surrounds. C20 extension to rear is not of interest*

- 11.3 The building is significant architecturally and historically, both in itself and within the setting.
- 11.4 The proposal is for a small charging unit on the return elevation of a boundary wall. The wall is not of significance in itself but is curtilage listed in relation to Pear Tree House. The proposal will project just 12.2cm from the wall and will be black in colour to blend in with the wall. Installation of the chargepoint will have very little impact on the structure and fabric of the building requiring only fixings to the boundary wall and cleats for the SWA armoured cable, the cable will pass through the wall and then be buried under flags to enter the garage/workshop where it will be run internally to be terminated. Therefore it is considered that the proposal will not cause harm to the listed building or its setting.

The parish council has commented that the charging point could be relocated within the garage or behind the boundary wall. However the garage is in use as a workshop and the parking for the property is well established to the front. The proposal will improve the current situation where the cables are hung over the wall to reach the cars. The charging unit itself is discreet and well designed, and any harm will be reversible and immaterial.

## **12.0 Conclusions**

- 12.1 The proposal will cause little, if any, harm to the listed building or its setting. It is small in scale and appropriate in design, and brings benefits in terms of sustainable development. It will conserve the appearance of the conservation area. Therefore it is considered that listed building consent should be granted subject to conditions.

## **RECOMMENDATION**

**Grant subject to conditions.**

## **Annex 1**

### **CONDITIONS**

#### **Time limit**

- 1. The works hereby consented shall be begun before the expiration of three years from the date of this permission.**

Reason: In order to comply with Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

#### **In accordance**

- 2. The development hereby permitted shall be carried out solely in accordance with the following plans:**

0.1 - Location Plan

0.2 - Photograph of charging point location

0.3 - Image of proposed charging point

Reason: In order to ensure that the development is carried out in complete accordance with the approved plans and any material and non-material alterations to the scheme are properly considered.

#### **Pro-active Statement / Notes to Applicant**

- 1) Application Approved Without Amendment

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against, primarily, the development plan policies, any duties applicable and also all material considerations, including emerging Local Plan policy, the National Planning Policy Framework and any stakeholder representations that may have been received. It has subsequently determined to grant planning permission.

