

DELEGATED DECISION REPORT

HPK/2024/0303
Valid 30/07/2024

LOWER HAGUE FOLD
FARM HAGUE FOLD
NEW MILLS

APPLICATION FOR LISTED
BUILDING CONSENT FOR THE
INSTALLATION OF AN EV
CHARGER TO WOODEN
FENCE POST ON
TARMAC/HARDCORE
DRIVEWAY.

(LISTED BUILDING CONSENT -
ALTERATION)

MAIN ISSUES

- Heritage Asset – Listed Building

DESCRIPTION OF SITE

Lower Hague Fold Farm is a Grade II listed dwelling house located in the open country side and green belt out side of New Mills. The listing description states :

NEW MILLS HAGUE BAR ROAD 1. 5172 (North Side) SJ 98 NE 2/79 Lower Hague Fold Farmhouse II GV 2. C17 with modern alterations. 2 storeys in coursed stone, recently repointed with stone slate roof with 3 stone stacks. 5 windows, the 3 to the left modern, the 4th of 2 lights with stone mullion, the 5th of 3 lights but retains only the stone surround without the stone mullions, above a similar window of 3 lights. Stone doorway with impost and plinth blocks and modern door to the left. Included for group value.

PROPOSAL

Listed building consent is sought for the installation of a EV charging point on the driveway of a listed building. The EV charging point will be a black box, placed on wooden post. A wire will be run externally from the EV charging point and enter above the front door of the dwellinghouse to connect to the existing electricity supply. The heritage statement states that the wire will run along the mortar line and be inserted internally through a hole in the mortar.



RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S 2 Settlement Hierarchy
EQ 6 Design and Place Making
EQ 7 Built and Historic Environment

National Planning Policy Framework

Section 4
Section 12
Section 16

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2020/0526 Listed building consent for enlarging existing bathroom, re-wiring and replumbing for new kitchen and bathroom. A soft strip has commenced.
APPROVED

HPK/2021/0073 Listed building consent Convert existing out building into a garden room as an ancillary asset to the existing farmhouse APPROVED

HPK/2021/0454 Listed building consent for 2 new pipe exits on the rear of the house for bathroom (2) and ensuite (1) requested due to incompatible existing pipework
APPROVED

CONSULTATIONS

Publicity

Site Notice expiry date: 26/09/2024
Neighbour consultation period ends: 22/08/2024
Press Advert: 29/08/2024

Public Comments

Town / Parish Comments

New Mills TC – Not object

Historic Buildings and Places

No comments to make.

Historic England

No comments to make.

OFFICER COMMENTS

Principle of Development

Paragraph 203 of the NPPF states that in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

The application seeks listed building consent for the installation of an EV charging point within the curtilage of the grade II listed dwellinghouse. The principle of development can therefore be deemed acceptable if the proposed development does not result in harm to the heritage asset or any harm is outweighed by public benefits. In this instance Lowe Hague Fold Farm is the heritage asset.

Design and Heritage

Paragraph 205 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. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

LP Policy EQ6 states that all development should be well designed to respect and contribute positively to the character, identity and context of High Peak's townscapes, having regard to matters of scale, height, density, layout, appearance and materials.

LP Policy EQ 7 states that the council will conserve heritage assets in a manner appropriate to their significance.

The existing driveway is enclosed with a timber fence. It is proposed to install a EV charging point onto one of these timber posts. The EV charging point is of a discreet size and will not detract from the significance of the listed building. The electrical wire to power the EV charging point will run along the mortar line. The heritage statement describes this as:

‘Only mortar will be channelled 1cm for new cable to pass. Line of house and/or mortar lines will be followed for cabling to minimise visual impact. EV charging unit to be covered if illumination is incongruent to setting. The appearance of the proposed additional cabling (see below) has been chosen to match the existing black wooden guttering and black metal gate.’

The proposal will not drill into any stone, and will utilise the mortar lines to run the wiring. This is considered acceptable, and it will have a discreet appearance. Furthermore, any mortar damaged can be replaced with a like for like replacement. It is considered to sustain the heritage asset.

CONCLUSION / PLANNING BALANCE

In conclusion, the proposed EV charging point is considered acceptable in terms of heritage impact. The proposed works are considered minimal and will sustain the heritage asset. As such are considered to comply with the NPPF and LP Policy EQ 7. As such the application is recommended for approval.

OFFICER RECOMMENDATION : APPROVAL

Case Officer: Rachel Robinson

Recommendation Date: 27th November 2024

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council