

APPLICATION NO.	P22/V2278/LB
SITE	Dunraven House 32 London Street Faringdon, SN7 7AA
PARISH	GREAT FARINGDON
PROPOSAL	Installation of electric vehicle charging point and outdoor power socket, including electric cabling.
WARD MEMBER(S)	David Grant Bethia Thomas
APPLICANT	Mr David Grant
OFFICER	Helena Ahier

RECOMMENDATION

It is recommended that Listed Building Consent is granted, subject to the following conditions:

Standard

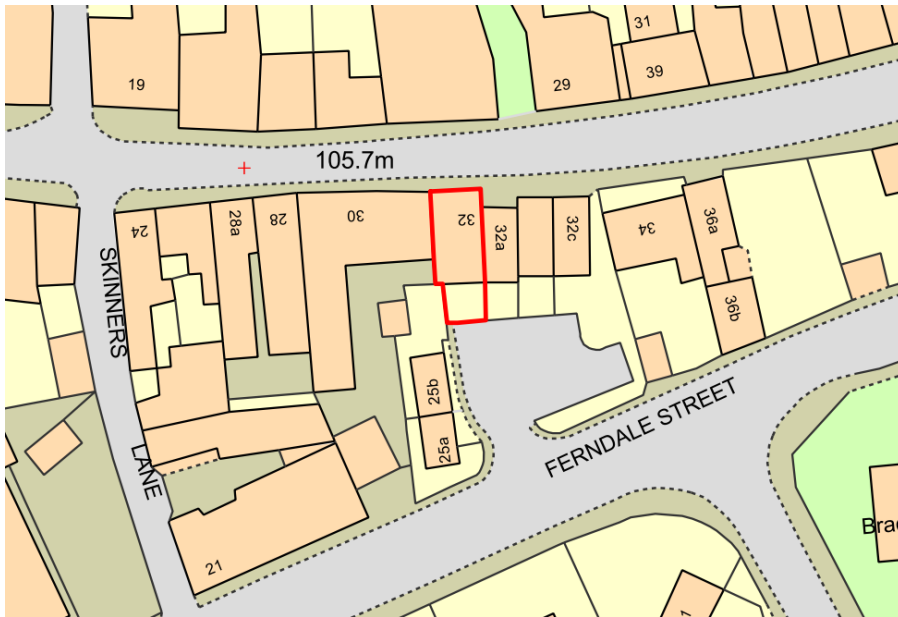
- 1. Commencement within three years**
- 2. Works in accordance with approved plans**

Compliance

- 3. Details and materials in accordance with the application details**

1.0 INTRODUCTION AND PROPOSAL

- 1.1** The application is referred to planning committee as the applicant is a ward member.
- 1.2** Dunraven House is a terraced Grade II listed dwelling located in London Street, near the centre of Faringdon. The dwelling fronts onto the highway to the north, while the adjoining properties lie to the east and west. The site backs onto a small rear parking area accessed from Ferndale Street to the south. The application site is located within the Faringdon Conservation Area. A site plan is included overleaf:



1.3 The application seeks to install an electric vehicle charging point on the south elevation of the southern boundary wall and install an outdoor power socket to the west elevation of the eastern boundary wall, both at the rear of the property, along with internal cabling to facilitate them. Extracts from the application plans showing the specific locations of the electric vehicle charging point and outdoor power socket are **attached** at Appendix 1.

2.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

2.1 This is a summary of the final responses received from consultees and third parties to the amended application. The full responses can be viewed on the council website: www.whitehorsedc.gov.uk

2.2

Consultee	Comment
Faringdon Town Council	No comment received.
Conservation Officer	No objections.

3.0 **RELEVANT PLANNING HISTORY**

3.1 [P21/V3079/LB](#) - Approved (17/02/2022)

Replacement of existing rotting wooden slimline double-glazed windows on the first and second floor to the rear of the property.

[P21/V1075/LB](#) - Approved (07/07/2021)

Replacement of the existing impermeable pointing, plaster and rendering with breathable lime mortar

[P19/V0740/LB](#) - Approved (16/05/2019)

Replace gas boiler and install condensate pipe.

[P17/V2822/LB](#) - Withdrawn (22/11/2017)

Replace lead valleys (adjoining 32A front and back) with EPDM rubber membrane as advised by roofer.

[P16/V1718/LB](#) - Withdrawn (21/10/2016)

Positive input ventilation which will require internal ducting leading to a drilled core hole of 105mm in the external wall covered by an external grill.

[P08/V0779/LB](#) - Approved (04/07/2008)

Replacement windows on the rear elevation, structural repair to cellar wall. (Works already undertaken).

3.2 **Pre-application History**

None.

3.3 **Screening Opinion requests**

Not applicable.

4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

4.1 Listed building applications do not fall within the defined scope for potential EIA development.

5.0 **MAIN ISSUES**

5.1 The relevant planning considerations are the following:

- **Impact on the special interest of the Listed Building**

5.2 **Impact on the Special Interest of the Listed Building**

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires a local planning authority to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. Local Plan Policy CP39 seeks to ensure that new development conserves and where possible enhances designated heritage assets and their setting. Local Plan Policy DP36 requires that proposals demonstrate that they conserve and enhance the special interest or significant of the heritage asset and its setting. Local Plan Policy DP38 states that proposals for additions or alterations to a Listed Building must demonstrate that they will preserve or enhance its special architectural or historic interest and significance.

5.3 This application seeks to install an electric vehicle charging point and an outdoor power socket both at the rear of the property. The proposed electric vehicle charging point would consist of a dark grey plastic box of small dimensions which would be located on the boundary wall facing an existing car parking area, with black electric cabling that would follow the southern and eastern boundary wall to the dwelling. The proposal includes an electric socket to be installed on the eastern boundary wall.

- 5.4 The proposal as a whole would be of such small scale that it would not detract from the listed building and would preserve its historic fabric.
- 5.5 Officers consider the proposed electric vehicle charging point and electric socket would be suitable for the dwelling and would not appear prominent or out of place. While the electric vehicle charging point to the rear of the dwelling would be visible from Ferndale Street, it would be small in scale and would not be incongruous in the historic environment.
- 5.6 The works have been carefully considered by the Conservation Officer who is satisfied that the proposal would not harm the significance of the listed building and has no objections to the works going ahead in accordance with the details submitted.
- 5.7 Officers therefore consider that the works are sympathetic to the special historic and architectural interest of the building and would preserve its special interest and significance. The works would comply with Policy CP39 of the adopted Local Plan 2031 Part 1 and Policies DP36 and DP38 of the adopted Local Plan 2031 Part 2.
- 6.0 **CONCLUSION**
- 6.1 The works are sympathetic to the special historic and architectural interest of the building and would preserve its special interest and significance. The proposal therefore complies with the relevant policies within the Development Plan. The development is also considered to comply with the provisions of the National Planning Policy Framework, and also with the Council's Joint Design Guide SPD 2022.

The following planning policies have been taken into account:

Vale of White Horse Local Plan 2031 Part 1 (LPP1) Policies

CP39 – The Historic Environment

Vale of White Horse Local Plan 2031 Part 2 (LPP2) Policies

DP36 – Heritage Assets

DP38 – Listed Buildings

Faringdon Neighbourhood Plan 2016-2031

Supplementary Planning Guidance/Documents

Joint Design Guide 2022

National Planning Policy Framework and Planning Practice Guidance

The Planning (Listed Building and Conservation Areas) Act 1990

Section 66: The local planning authority has a duty to 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.

Human Rights Act 1998

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

Equality Act 2010

In determining this planning application, the Council has regard to its equalities obligations including its obligations under Section 149 of the Equality Act 2010.

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