

Conservation Officer Comments
Amended Plans or Further Details

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Application Number:	AWDM/1586/25
Location:	The Old Rectory 10 St Julians Lane Shoreham-by-sea West Sussex
Proposal:	Application for Listed Building Consent for Installation of an Ohme Home Pro electric vehicle charger at the front of the garage.
Case Officer:	Hannah Barker

	Further Information Required
	Design Review Required
	No objection - no harm
X	No objection - harm is negligible or mitigated
	Objection - less than substantial harm
	Objection - substantial harm
	Objection – Total Loss

Site and Surroundings:	The site is the former Rectory located in Shoreham, listed initially in 1954 and updated in 1984 the listing description is as follows: <i>House. Early-mid C18 with C19 additions. Flint with red brick quoins and dressings. Roof of Horsham slabs with plain tiles towards crest, hipped to left with gable of wing to left at rear appearing in front of ridge. End stack to right, ridge stack to left of centre and ridge stack on rear wing. Two storeys; irregular fenestration of 4 windows on first floor and 5 windows on ground floor. Large C19 cross-window casements, except 6-light transom and mullion window on ground floor to extreme right. All ground-floor windows under segment heads. Panelled door to right of centre with flat hood on brackets over. it is likely that the 3 right-hand bays were the original house which was later extended to the left.</i> The application seeks listed building consent for the installation of an electric vehicle car charger. Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 confers a statutory duty to LPAs when considering whether to grant listed building consent, to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses. The LPA's duties are reinforced within Section 16 of the NPPF, Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. As such, 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
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	harm, total loss or less than substantial harm to its significance. Other elements held within Section 16 will also be considered as will Local Policy. It is noted that the house has been significantly extended with the garage being a clear later addition. As such the location for the charger (upon the garage wall) would not adversely impact historic interest or result in the loss of historic fabric. The proposed location of the charger is some distance from the road and the older portion of the house and due to the small size of the charger it will not be highly visible from the road, and will not affect the appearance of the house. In addition, the intention is to utilise a power source from within the garage which means that there is no need to run any external cabling. As such the harm caused by the charger and its installation is negligible, if any harm was apportioned to its installation it would be considered to be less than substantial at the lower end of the scale. As such the public benefit of tackling climate change and via the discontinuance of combustion engine use would align with the ambitions of paragraph 167 of the NPPF and outweigh the harm caused Having regard to Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, it is considered that the proposed works, by virtue of design, location and size would not cause detriment to the setting and special architectural and historic character and interest of the listed building as a designated heritage asset, and as such would comply with policies 16 and 17 of the Adur Local Plan, and paragraphs 167 and 215 of the NPPF
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Simon Richard

Conservation Consultant for and on behalf of Adur and Worthing District Council

Date of Comment 14/1/26