

<b>Application Reference Number:</b>	2026/0201
<b>Proposal Description:</b>	Listed Building Consent for the mounting of a single electric vehicle charging unit to the external wall of the existing garage. Installing associated electrical cabling within surface-mounted conduit along the wall.
<b>Location:</b>	10 Thurlstone Road, Penistone, Sheffield, S36 9EF

**Summary:**

This application is a Listed Building Consent application for the proposed mounting of a single electric vehicle charging unit to the external wall of the existing garage. Installing associated electrical cabling within surface-mounted conduit along the wall.

**Recommendation:**

Approve subject to conditions

**Site Description**

The site is an end terraced property located at 10 Thurlstone Road, Penistone, Sheffield, S36 9EF. The property benefits from its own driveway and garage. The site lies within the setting of the Grade II listed building, Nos. 8 and 10 Thurlstone Road, which were designated in 1988 for their architectural and historic interest. The pair comprise two-storey cottages constructed of coursed, squared rubble stone beneath a stone slate roof. Each cottage featuring two bays at ground-floor level and a single bay at the first-floor level.

The surrounding area is a mixture of residential and commercial properties. The residential dwellings nearby are formed by a mix of detached, semi-detached and terraced dwellings. There are a number of commercial properties nearby including a restaurant, bar, pub and petrol station. The property is situated adjacent to Thurlstone Road which is a busy main road which leads onto Manchester Road which goes directly into Manchester.

**Planning History**

B/04/1800/PU - Erection of detached garage to dwelling – Approved subject to conditions.

2024/0015 - Removal of uPVC windows and replacement with timber frame windows (Listed Building Consent) – Approved subject to conditions

**Proposed Development**

The applicant has submitted a listed building consent for the installation of an EV charger to the wall of the existing garage and associated electrical cabling within surface-mounted conduit along the wall. The applicant has provided a statement and an image of the EV charger to be installed.

**Relevant Policies**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

The Local Plan review was approved at the full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means, no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027, or earlier, if circumstances require it.

The following Local Plan policies are relevant in this case:

- Policy SD1: Presumption in favour of Sustainable Development.
- Policy D1: High Quality Design and Place Making.
- Policy GD1: General Development.
- Policy T4: New Development and Transport Safety
- Policy HE1: The Historic Environment
- Policy HE3: Developments Affecting Historic Buildings

### **Planning (Listed Buildings and Conservation Areas) Act 1990**

Section 16 (2): The local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest

### **National Planning Policy Framework (NPPF) and the National Planning Practice Guidance**

In December 2024, The Government published a revised National Planning Policy Framework ("NPPF") which is the most recent revision of the original Framework, published first in 2012 and updated a number of times, providing the overarching planning framework for England. It sets out the Government's planning policies for England and how they are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions. This revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

Central to the NPPF is a presumption in favour of sustainable development which is at the heart of the framework (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). The NPPF confirms that there are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The most relevant sections are:

- Section 2 - Achieving sustainable development
- Section 4 - Decision making
- Section 8 - Promoting healthy and safe communities
- Section 9 - Promoting sustainable transport

- Section 12 - Achieving well-designed places
- Section 15 - Conserving and enhancing the natural environment
- Section 16 - Conserving and enhancing the historic environment

### **Consultations**

Conservation - No objections

Penistone Town Council – No comments received

Ward Members – No comments received

### **Representations**

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015.

Any neighbour sharing a boundary with the site has been sent written notification and the application has been advertised on the Council website. A site notice was sited close to the property and press notice was issued. No public objections have been raised.

### **Assessment**

For the purposes of considering the balance in this application, the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

### Scale, Design and Impact on the Character of the listed buildings

The Councils Conservation Officer was consulted upon this application. The Conservation Officer has made the following comments:

‘This application seeks listed building consent for the installation of a single electric vehicle charging unit mounted to the external wall of an existing garage, together with associated electrical cabling installed within surface-mounted conduit, at 10 Thurlstone Road, Penistone.

The site lies within the setting of the Grade II listed building, Nos. 8 and 10 Thurlstone Road, which were designated in 1988 for their architectural and historic interest. The pair comprise two-storey cottages constructed of coursed, squared rubble stone beneath a stone slate roof. Each cottage featuring two bays at ground-floor level and a single bay at the first-floor level.

The proposed installation of the electric vehicle charging unit and associated cabling to the existing garage is considered acceptable, given the modern and detached nature of the garage, which received planning permission in 2004. The works would be a minor intervention and would not result in any harm to the significance of the listed building or its setting.'

The proposal is therefore considered acceptable and would not significantly harm the character or setting of the Listed Building. Substantial weight has been given to conservation of the Listed Building and the scale/design of the scheme.

#### Planning Balance and Conclusion

For the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant plan policies and planning permission should be granted subject to necessary conditions. Under the provisions of the NPPF, the application is considered to be a sustainable form of development and is therefore recommended for approval.

#### **Recommendation**

Approve subject to conditions

#### **STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015**

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering objections, the determination of the application and the resulting recommendation. It is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.