

Application Reference Number:	2025/0618
Proposal Description:	Place an EV Charger on the premises wall next to the door (Listed Building Consent)
Location:	Barley House, South Lane, Cawthorne, Barnsley, S75 4EF

Summary:

Listed building consent for the installation of an EV charger on the premises wall next to the door for the use of charging electric vehicles.

Recommendation:

Approve subject to conditions

Site Description

The building this relates to is the corner property (of three) which together form a single listed building : [NHLE 1286739](#) at Upper Elmhirst. The corner of Barley House faces outwards to South Lane but there is an eastern courtyard, enclosed to the south and east by The Granary, The Mistal, and Deer Lodge. The site is situated in a predominantly agricultural area with fields surrounding the site and the other residential properties in the direct vicinity. There are a small number of dwellings in the area which consist of converted barns and detached dwellings.

The site is located north of Hoylandswaine and is approximately 5.1 miles from Barnsley town centre. The site is only accessible via road routes, however there are no bus routes that access the property directly.

Planning History

Application Reference	Description	Status
2019/1300	Replacement windows and doors to the property (Retrospective) (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 premises, after a pre-app conversation with the Council's Conservation Officer who recommended the approach. The applicant has submitted a heritage statement and has stated that the charger is to be fitted within the inner courtyard which will not be viewable from the road.

The applicant has selected an Anderson EV A3 charger, which has specifically been chosen as it allows for the connector and cable to be stored inside the charger when it is not in use. In addition, the external panels of the charger can be purchased in different colours. The proposed colour for the body and external panel is Hampton Stone.

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 D1: High Quality Design and Place Making.
- Policy GD1: General Development.
- 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 16 - Conserving and enhancing the historic environment

Consultations

Conservation - The proposed charger is to be an Andersen A3 Charge Point, which allows the storage of the cable and connector out of site when not in use. Overall, I see little harm to the significance of the listed building. I accept some intervention into the fabric of the listed building to connect the unit but overall, this very minimal harm is justified by the benefit of allowing the EV to be charged at home. The only stipulation would be that the unit should be installed via the joints of the stonework to avoid loss of fabric and unnecessary future repair. Other than that, no objections or further comments.

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 Council's Conservation Officer was consulted upon this app and also conducted a pre-app in July 2025 with the applicant before its submission. The Conservation Officer has made the following comments:

“The building this relates to is the corner property (of three) which together form a single listed building : [NHLE 1286739](#) at Upper Elmhirst. The corner of Barley House faces outwards to South Lane but there is an eastern courtyard, enclosed to the south and east by The Granary, The Mistal, and Deer Lodge. This is essentially a private courtyard with no visibility of the location of the EV charging point from the public realm. Some visibility will be possible by neighbours, but the unit is relatively small and designed in such a way to harmonise with the location and the stonework behind. As discussed at pre-app, installing an EV charger attached to the building will require listed building consent. The proposed charger is to be an Andersen A3 Charge Point,

which allows the storage of the cable and connector out of site when not in use. Overall, there would be little harm to the significance of the listed building. It is accepted that some intervention into the fabric of the listed building to connect the unit but overall, this very minimal harm is justified by the benefit of allowing the EV to be charged at home. The only stipulation would be that the unit should be installed via the joints of the stonework to avoid loss of fabric and unnecessary future repair. Other than that, no objections or further comments.”

Substantial weight has been given to conservation and the scale/design of the scheme which is considered acceptable and the proposal is not considered detrimental to the historic significance of the listed building in accordance with Local Plan Policies HE1 and HE3.

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.