

# Delegated Report

## *Householder Planning Application*

---

**Planning Application No:** 20251109

**Location:** 240 Lower Higham Road Gravesend Kent DA12 2NR

**Description:** Erection of EV charging point and duct.

**Applicant:** James Hunter

**Site Visit Date:** 04.12.2025

---

### Submitted Documents/Plans

- Application form;
- OS Plan;
- Heritage Statement;
- Drawing no. RLC/BP/E – Block Plan - Existing;
- Drawing no. RLC/BP/P – Block Plan - Proposed;
- Drawing no. EV/jgh/01 Rev. 2 – Floor Plans – Existing (CAD Plan);
- Drawing no. EV/jgh/02 Rev. 2 – Floor Plan – Proposed (CAD Plan);
- Drawing no. EV/jgh/03 Rev. 2 – EV Charger Details (CAD Plan);
- Drawing no. EV/jgh/01 Rev. 1 – Front Layout Plan - Existing.
- Drawing no. EV/jgh/02 Rev. 1 – Front Layout Plan - Proposed; and
- Drawing no. EV/jgh/03 Rev. 1 – EV Charger Details.

### Relevant Planning History

None.

### Development Plan

#### Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles
- CS20 – Heritage and the Historic Environment

#### Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- TC2 – Listed Buildings

Paragraph 34 of the NPPF (2024) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core



Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2024), the Council will also seek to replace these.

#### Other material considerations

Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be had to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses when considering whether to grant listed building consent.

#### National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed Place
- Section 16 - Conserving and enhancing the historic environment

#### Supplementary Planning Guidance

- SPG 2 – Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020
- SPG 4 – KCC Parking Standards (2006)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)

### **Consultations, Publicity and Representations**

#### Consultees

No response from:

- GBC Conservation Officer
- Ward Councillor

#### Neighbouring properties

6 surrounding properties were consulted and site and press notices with an overall consultation expiry date of 26.12.2025 – no responses received.

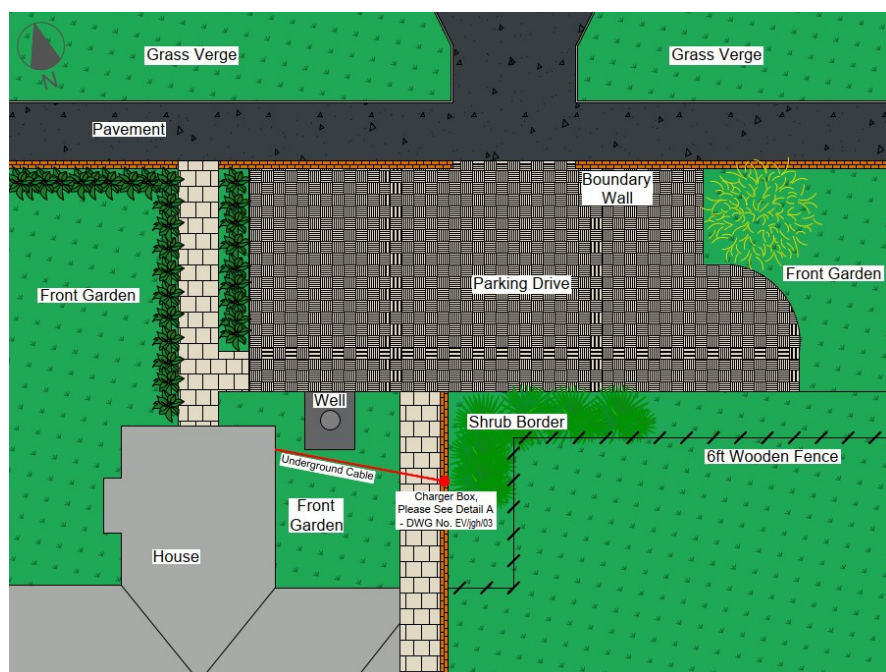
### **Officer's Analysis**

The application site consists of a two storey detached building in use as a single family dwelling which is situated on the southern side of Lower Higham Road; the building is grade II listed and the site is located in the urban area of Gravesend.





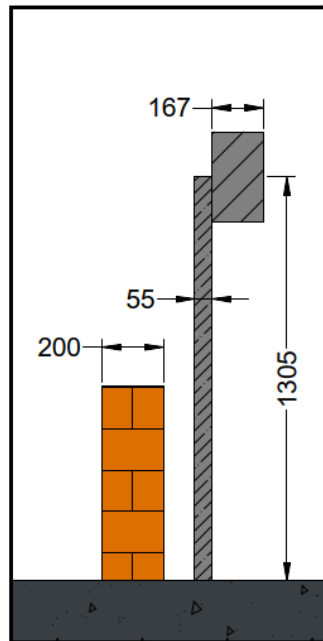
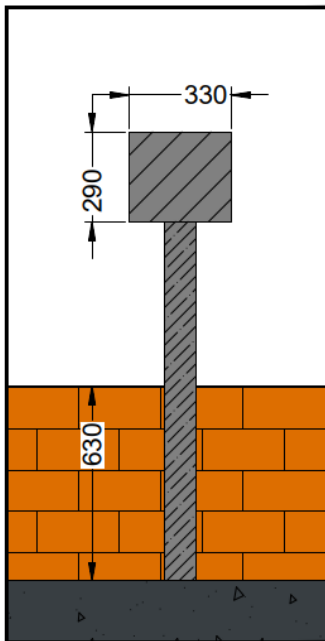
The proposal is for an EV charging point which would be located in front of the existing dwarf wall to the right (east) of the garden path. It would be 1.5m in height consisting of a vertical post element with the charging box on the front and would be black in colour; an underground cable would run to the dwelling to power the charging point. The below shows the location and appearance of the EV charging point.



Red dot shows the proposed location of the EV charging point and the red line shows the proposed underground cable.



Shows the dwarf wall against which the charging point is proposed



Proposed elevations of the charging point



**Photograph of a charging point of the type that is proposed (as shown in the Heritage Statement)**

An electrical outlet for the recharging of vehicles can be permitted development subject to certain criteria but in this case permission is required as it would be within the curtilage of a listed building.

The principle issue in the consideration of this application is design, character and appearance and the impact of the proposed EV charging point on the setting of the grade II listed 240 Lower Higham Road.

#### Design & Heritage

The proposed EV charging point would be a low narrow post with small box element on top of a small square base screwed into the ground. The EV charging point is a modest structure and would not impact on the character of the streetscene. It would be positioned to the side of the garden path and therefore not attached to the listed building but would be set away from it. It would therefore merge in against the backdrop of the dwarf wall behind and be absorbed in amongst the number of large refuse bins which are already stored against this dwarf wall. The charging point would be smaller than these and although the bins are not a permanent feature it appears this is the place where they are commonly stored. In this context it is considered that the proposed EV charging point which would be situated away from the listed building and would merge into other existing residential paraphernalia, would not impact on the setting of this grade II listed building and its architectural and historic interest would be protected. As such it is considered the proposed EV charging point would be acceptable in respect of design, character and appearance and would protect the setting of the grade II listed 240 Lower Higham Road. It would therefore be compliant with Policies CS19 & CS20 (LPCS), saved Policy TC2 (LPFR) and sections 12 & 16 of the NPPF (2024).

#### **Other**

##### Parking and Highways

The proposed EV charging point would not impact on the existing driveway or vehicular access and therefore there would be no impact on parking or highways. In respect of parking and highways the proposal is therefore compliant with saved Policy P3 (LPFR).

##### Sustainability

The NPPF (2024) at paragraph 112 (e) & 117 (e) advises of the importance of ensuring there is adequate

provision for charging plug-in and other ultra-low emission vehicles. Policy CS19 (LPCS) states that the design and layout of new development will take advantage of opportunities to build in resilience to the effects of climate change which will include delivering carbon reduction. Gravesham Borough Council recognises the importance of sustainability and on 25 June 2019 at its Full Council meeting declared a climate emergency and this includes the target to make the Borough Carbon Neutral by 2030. The proposal would therefore be a positive in that it would provide the infrastructure for the charging of an electric vehicle at this dwelling and would be a sustainable form of development which will help contribute to climate reduction. In respect of sustainability the proposal is therefore compliant with Policy CS19 (LPCS) and paragraphs 112 (e) & 117 (e) of the NPPF (2024).

#### Any Other Material Planning Considerations

None.

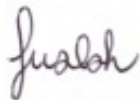
#### **Conclusion**

The proposed EV charging point would be acceptable in respect of design, character and appearance and would protect the setting of the grade II listed 240 Lower Higham Road. It would also be acceptable in respect of parking and highways and sustainability.

#### **Recommendation**

Permission

(For detailed conditions and informatives, see draft Decision)

|                      |                         |                     |                                                                                       |
|----------------------|-------------------------|---------------------|---------------------------------------------------------------------------------------|
| <b>Case Officer:</b> | Ms Rebecca Harrison     | <b>Team Leader:</b> | Mrs Faye Walsh                                                                        |
| <b>Signed:</b>       | <i>Rebecca Harrison</i> | <b>Signed:</b>      |  |
| <b>Dated:</b>        | 5th January 2026        | <b>Dated:</b>       | 06 January 2026                                                                       |