

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 28 July 2025 15:43:35 UTC+01:00
To: "Hamish Evans" <Hamish.Evans@midsussex.gov.uk>
Subject: DM/25/1491 and 1490 17 The Old Convent, EG

Hi Hamish

Comments on the above planning and listed building consent applications.

The Old Convent is a Grade I listed former ecclesiastical building located within East Grinstead, built between 1865 and 1890 to designs by noted architect G E Street. The complex, which is arranged around two quadrangles, includes a former chapel, and was converted to residential use in 1978. The current application relates to no. 17, which is a property located to the south-western part of the building, and is for the installation of an external EV charging point, with associated cabling and internal connection.

The proposed EV charging point is shown located to the base of the north-west facing external elevation of the building. Cabling would run from this at about 15cm from ground level around the base of the elevation to a point adjacent to the entrance door, where a hole would be drilled to allow a connection to the electricity supply internally. The charging point and cabling would as per the present situation be concealed behind planting, although it should be noted that this could be removed.

In my opinion, the proposed work would result in a low level of less than substantial harm to the listed building due to the introduction of an element of visual clutter to the elevation of the building (i.e. the charging point and cabling), which would to a limited extent detract from its appearance. At present, this would be mitigated by the presence of planting around the base of the elevation, although as above it should be noted that this could prove ephemeral. There will also be a small loss of historic fabric arising from the creation of a hole through the elevation to allow the electrical connection internally. I would place the level of harm caused at the lowest end of the less than substantial scale.

Under the NPPF any harm to a designated heritage asset would require clear and convincing justification. Although not explicitly stated in the supporting documents received, the proposed works would contribute to a reduction in carbon emissions through allowing the use of a hybrid vehicle. The Framework recognises the importance of measures to reduce the impact of climate change, and the great weight which must be attached to the conservation of heritage assets under paragraph 212 of the Framework stands to be weighed against the significant weight which must be given to the need to support energy efficiency and low carbon heating improvements to existing buildings under paragraph 167. It will be for the case officer to make a judgement in this context as to the acceptability of the current proposal.

Thanks,

Emily

Please note that this advice is given at Officer level only and is without prejudice to the formal decision of the District Council.

Submit your planning application online.
<http://www.planningportal.gov.uk>

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