

## Planning Officer's Report – LDCA NOVEMBER 2025

<b>APPLICATION</b>	<b>2025/81 – Retention of Security Gate (Retrospective)</b>
<b>PERMISSION SOUGHT</b>	Full Permission
<b>REGISTERED</b>	09 September 2025
<b>APPLICANT</b>	Jill Bolton
<b>PARCEL</b>	JT020034
<b>LOCALITY</b>	The Coffee Shop, Jamestown
<b>ZONE</b>	Intermediate
<b>CONSERVATION AREA</b>	Jamestown Historic
<b>CURRENT USE</b>	Coffee Shop
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"><li>▪ The Sentinel Newspaper on 11 September 2025.</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	25 September 2025
<b>REPRESENTATIONS</b>	One
<b>DECISION ROUTE</b>	<del>Delegated</del> / LDCA / <b>EXCO</b>

### A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Objection
2. Energy Division	No Objection
3. Fire & Rescue	No Response
4. Roads Section	No Objection
5. Property Division	No Objection
6. Environmental Protection	No Objection – Comment
7. Public Health	No Response
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	No Response
10. Aerodrome Safe Guarding	No Response
11. Economic Development	No Objection – Comment
12. National Trust	No Objection
13. Sure SA Ltd	No Objection
14. Heritage Society	No Objection – Comment/ Recommendation
15. Maritime	Not Applicable

## B. PLANNING OFFICER'S APPRAISAL

### LOCALITY & ZONING

The development site is located at *The Coffee Shop*, Jamestown, where it is designated within the Intermediate Zone and Jamestown Historic Conservation Area.

**Diagram 1: Location Plan**



### PROPOSED DEVELOPMENT

The development proposal is for the retention of existing security gate at *The Coffee Shop*, Jamestown. The gate is constructed within the confines of *The Coffee Shop* boundary and located at the far west end, affixed between the back of *The Coffee Shop* wall and abutting with the enclosure fence of the *New Horizons* sports court. The gate is made with a robust wooden frame and filled with chain link fencing, metal hinges and locks, and in an orange-brown finish.

The justification for installing this gate is as a result of anti-social behaviour and vandalism being carried out at the premises. The developer believes the gate will serve as a deterrent for perpetrators accessing the grounds.

**Diagram 2: Photographs Showing Current Gate In-Situ**



## STAKEHOLDER FEEDBACK & REPRESENTATIONS

There was one representation from a member of the public as detailed below. Comments/ recommendations were also received from stakeholders; *The Heritage Society* and *Environmental Protection*, also detailed further below.

### **Representation #1 – Member of the Public**

This site is part of the historic seaward defences of Jamestown. Along with the Mule Yard it forms the open gun platform depicted in late eighteenth century drawings by Humphries and Daniell, which also show the avenue of trees that survive today. These fortifications represent the only complete East India Company defences in the world that retain their original context next to the sea.

Over the years this originally open gun platform has been allowed to accumulate the buildings, fences and gates which now obstruct the understanding of its defensive function. Most of those obstructions were installed before 2012-13 when the site became legally protected by LDCP Built Heritage policies as a Grade I listed Monument within a conservation area.

This application for a fence and gates creates yet another obstruction to the original openness of the site. However, unlike previous obstructions this application needs to comply with all those latest legal protections that are now in place.

LDCP policy BH1 requires the proposal to enhance, improve or restore the conservation area and the listed building upon which it sits, and to demonstrate conservation principles. The application does not appear to demonstrate compliance with any of those Built Heritage policies.

### ***The Heritage Society (no objection, but recommendation as per below)***

It is recommended that the woodwork should be painted black to blend it with the ironwork of the traditional gates and railings in this area.

### ***Environmental Protection***

Although there is no detail provided as to why the gate is needed here other than to describe it as a security gate, there is no objection to the principle of having a gate here but from a visual impact the gate could be improved to match the surrounding area/ adjacent building.

## LEGAL AND POLICY FRAMEWORK

The relevant policies of the Land Development Control Plan (LDCP 2012 - 2022) that are applicable in the assessment of the proposed development are set out below:

- Intermediate Zone Policies
- Built Heritage Policies

## OFFICER'S ASSESSMENT

In evaluating this development proposal for retention of a rear security gate at *The Coffee Shop*, albeit the design and material of the fence does not typically contribute to the conservation or enhancement of the Jamestown Conservation Area, it is set well back from the heritage streetscape and therefore is not a prominent structure facing the main road and therefore, is not easily visible from public viewpoints.

Furthermore, the rear gate is partially made of chain link fencing, which connects with the existing chain link fencing that runs adjacent, that is the perimeter fencing to the *New Horizons* sports court. This creates some continuity and consistency with regards to materials in the immediate area. The colour of the wooden structure of the gate is an orange-brown finish, which could easily be made better by changing to black, so that it is coherent with that of the wrought iron heritage gate located at the entrance of The Coffee Shop and forefront of the streetscape. A suitable condition is proposed to be attached

To conclude, in considering this proposal to retain a rear security gate constructed of a wood frame and chain link fencing, whilst it is not characteristically in support of the Jamestown Conservation Area in accordance with the abovementioned policies, it is located away from the main streetscape, due in part to its permeability it is not so prominent in terms of its visibility and it also blends with existing, similar infrastructure in the immediate area.

Therefore, it can be considered that the overall design of the rear security gate does not result in such harm as to refuse development consent as it is not detrimental to the materiality and visual amenity of the Jamestown Historic Conservation Area and for these reasons can be supported.