

Planning Officer's Report – LDCA FEBRUARY 2026

APPLICATION	2025/98 – Proposed Installation of Photovoltaic Panels on Roof
PERMISSION SOUGHT	Full Permission
REGISTERED	4 November 2025
APPLICANT	Tracey Corker
LOCALITY	Jamestown
ZONE	Intermediate
CONSERVATION AREA	Jamestown Historic
CURRENT USE	Residential/ Commercial
PUBLICITY	<p>The application was advertised as follows:</p> <ul style="list-style-type: none"> ▪ <i>The Sentinel</i> Newspaper on 06 November 2025 ▪ A site notice displayed in accordance with Regulations.
EXPIRY	20 November 2025
REPRESENTATIONS	One
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

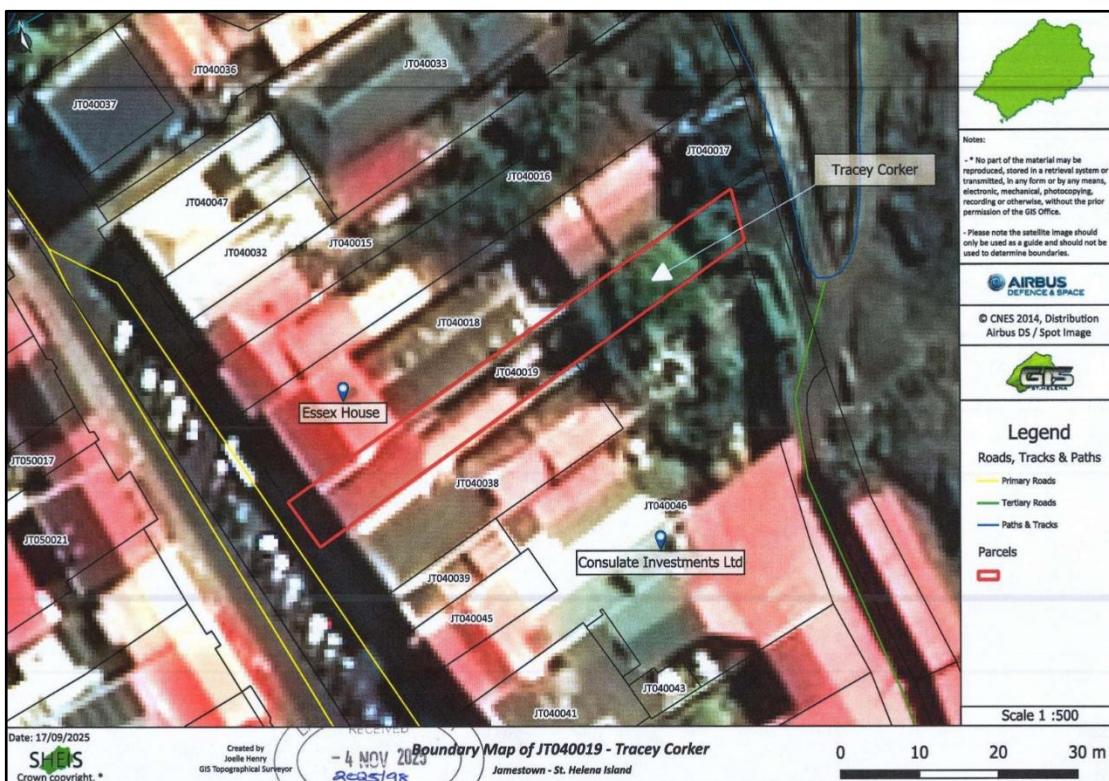
1. Sewage & Water	No Objection
2. Energy	Objection – Comment
3. Fire & Rescue	No Objection
4. Roads Section	No Objection
5. Property Service	No Response
6. Environmental Protection	No Objection
7. Public Health	No Response
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	No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

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

The application site is located in Main Street, Jamestown, which is designated within the Intermediate Zone and Jamestown Historic conservation area. The property is a Grade II Listed Building, as per the *Crallan Report* [1974]. The locale is a mixed-use area of residential and business occupation.

Diagram 1: Location Map



PROPOSED DEVELOPMENT

The Developer is proposing to install 10x 600w n-type, bifacial photovoltaic (PV) panels measuring 2233 x 1134mm, to the North-facing elevation of the roof that is located to the back of their Grade II Listed building. The property serves both as the Developer's principal home (towards the back) and the street-facing section operates as a grocery shop/ convenience store.

The PV panels will be evenly spaced and angled to lie flat, in line with the slope of the roof. These panels will raise the profile of the roof by 30mm.

The rationale behind the proposal is to reduce running costs and carbon footprint by utilising this renewable source of energy.

Diagram 2: Existing & Proposed North & West Elevations



STAKEHOLDER FEEDBACK & REPRESENTATIONS

One objection was received from stakeholder, *Connect Energy*, their comments are detailed below. However, there were no representations or objections received from any other stakeholders or members of the public.

Connect Energy

The planning application does not specify the type of solar system that the proposed PV panels will be connected to. Connect Saint Helena Ltd. advises that there is currently an embargo on all grid-connected private photovoltaic (PV) systems due to ongoing grid stability concerns and the absence of formal regulations governing such installations.

Accordingly, no approval for grid connection can be granted at this time.

LEGAL AND POLICY FRAMEWORK

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

- Energy Policy: E5
- Built Heritage Policy: BH1 c)

OFFICER'S ASSESSMENT

Renewable energy is widely encouraged as it is beneficial for the environment and in reducing utility costs. This proposal for the installation of 10x 600w n-type, bifacial PV panels on to the roof that is located at the back of the Developer's Grade II Listed building, will provide a more energy efficient source of power, longevity in the lifespan of the building, hence retaining the use/ occupancy of the listed building. These are all positive impacts of the proposal, should it be approved and implemented.

The proposed PV panels will take advantage of the configuration of the roof, where it faces a northern direction and will not be visible from any ground-level vantage point. However, this installation will be visible from higher vantage points around the site due the local terrain.

Referencing Energy Policy E5, it reads 'Development permission will be granted for the installation on existing buildings of solar hot water and solar electrical generation panels and related equipment. In the case of buildings of architectural or historic interest and in National Conservation Areas, the design and siting of the panels are to be such that they do not adversely affect the character of the building or of the conservation area; and solar hot water installations in such cases shall generally not have external tanks...'

In assessing this proposal, it is considered that the installation of the PV panels should be allowed, as the idea is to encourage the use of renewable energy in line with Policy E5 and therefore have PV panels become more of an accepted feature within the roofscape of Jamestown, as it has been in recent times, but without adverse visual impact to the conservation area.

Albeit there are several existing developments using PV panels and other rooftop installations within the Jamestown Conservation Area, this is the first to propose installation on to a listed building of any grade, furthermore, careful consideration has been given to the proposal especially as it is a Grade II Listed Building. Policy BH.2 requires that the design, materials etc of development shall be appropriate to the character and appearance of a historic asset. In this case the materials would be modern and clearly not in character with the Listed Building, however, the PV panels would lie flat on the existing, non-original roofing, would be laid to be well within the roof extent on all sides and would be located to the rear of the frontage building. As such, while there would be some impact on the Grade II Listed Building, there would be no impact on any original fabric nor would there be impact on the Georgian Streetscene such that it is considered that there would be no significant harm to the heritage asset.

In accordance with Energy Policy E5 and, with the exception of the only objection received from *Connect Energy (the Island's sole energy provider)*, there were no further representations or objections received from any other stakeholder or any member of the public including from the Heritage Society or St Helena National Trust. Additionally, the property directly adjacent to the Grade II Listed Building under consideration, has very similar

PV panels installed, albeit the building is not listed. Having said this, the proposed PV panels would not seem so out of character in the immediate built environment, given the presence of these existing PV panels on the neighbouring property to the rear of Essex House.

The principle of PV panels on the listed building can be supported on balance, however, to ensure the best possible outcome for this proposal and to mitigate the impact of the dark panels on the setting of the conservation area overall, a Condition will be included, stating that the roof is required to be painted dark slate grey, prior to installation of PV panels.

In conclusion, the proposed development with the added Condition to paint the roof in dark slate grey, it is considered acceptable, as the design is sympathetic to the character of the building and will not be intrusive on the setting of the Jamestown Conservation Area.