

Planning Officer's Report – LDCA JANUARY 2025

APPLICATION	2025/96 – Proposed door installation to enclose covered area
PERMISSION SOUGHT	Full Permission
REGISTERED	4 November 2025
APPLICANT	Nicholas Grey
PARCEL	JT0160041
LOCALITY	Drummond Hay Square, Jamestown
ZONE	Intermediate
CONSERVATION AREA	Jamestown Historic
CURRENT USE	Existing residential property
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ <i>The Sentinel</i> Newspaper on 6 November 2025.▪ A site notice displayed in accordance with Regulations.
EXPIRY	20 November 2025
REPRESENTATIONS	None
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Objection
2. Energy Division	No Response
3. Fire & Rescue	No Objection
4. Roads Section	No Response
5. Property Division	No Response
6. Environmental Management	No Objection
7. Environmental Health	No Response
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	No Response
10. Aerodrome Safe Guarding	Not Applicable
11. Economic Development	No Objection
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

This proposed development is located in upper Jamestown where the property is designated within the Intermediate Zone and the Jamestown Conservation Area.

Diagram 1: Location Plan



PROPOSED DEVELOPMENT

Purpose of Application

The Developer proposes to install a new front entrance door with associated side panel (2 x fanlights, 1 x fixed panel) windows to a dwelling located within the residential complex known as Drummond Hay Square, Jamestown. This would remove the current front gates and enclose the existing front covered area.

The property lies within the Jamestown Conservation Area, and the proposal has been designed to reflect the window and door changes previously made to this building and the wider window and door changes that has been made to buildings within the historic setting.

Site Location and Description

Drummond Hay Square is a residential development situated within Jamestown and forms part of the designated Conservation Area. The development comprises a

coherent group of dwellings of similar scale and appearance, with modern window and door installations already evident across the complex.

The dwelling to which this application relates has an existing front entrance arrangement consisting of a panel door and an adjacent metal eight-light window, and a roof structure leading to the front of the building with a white timber gate.

Diagram 2: Elevations (Existing & Proposed)



Diagram 3: Images of the Existing



Description of the Proposed Development

The proposal is for the installation of a new front entrance door with associated side panel windows (2 x fanlights, 1 x fixed panel). The proposed door and fanlight panels will:

- Be finished in white PVC-coated aluminium
- Match the design, proportions, and materials of the existing windows within the building
- Minor alteration to the structural opening above the door with timber frame and cladding to match the external wall fabric

No changes are proposed to the building's footprint, height, or internal layout.

Design and Appearance

The proposed design has been selected to achieve visual coherence within Drummond Hay Square and to reflect the established material used elsewhere in the development.

The white PVC-coated aluminium finish directly matches the existing window frames, ensuring consistency and avoiding the introduction of incongruous materials within the Conservation Area. The fanlight side panels provide a more balanced and refined entrance composition, improving symmetry and visual quality.

Overall, the proposed installation will enhance the appearance of the dwelling, providing a cleaner, more contemporary entrance that remains sympathetic to the character of the surrounding development and the wider Jamestown streetscape.

Impact on the Jamestown Conservation Area

The proposal is considered to have a neutral to positive impact on the Jamestown Conservation Area.

The installation hides a visually dated and discordant entrance feature and features a design that aligns with the prevailing appearance of the residential complex. The works involve minor demolition of the timber gate and enclosure to the existing roofed area but will not harm the architectural or historic significance of the area.

Given that similar door and window designs already exist within Drummond Hay Square, the proposal will reinforce the cohesive character of the development rather than detract from it.

Planning Considerations

- The development is minor in scale and confined to a single dwelling
- The proposal respects the character and appearance of the Conservation Area
- Materials and finishes are consistent with existing approved elements
- There are no adverse impacts on neighbouring properties, public amenity, or highway safety

STAKEHOLDER FEEDBACK & REPRESENTATIONS

There were no representations or objections received from stakeholders or any members of the public.

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 IZ1 (a)
- Built Heritage: Policies BH2

OFFICER'S ASSESSMENT

The proposed installation of the front entrance door and side panel fanlights at Drummond Hay Square represents a sympathetic improvement to the dwelling.

The proposal is minor in scale and involves no increase in the building footprint, height, or massing. The works are confined solely to the enclosure of the existing front porch/roofed area. The proposed materials, design, and colour are consistent with those used for existing windows within the building and across the wider Drummond Hay Square buildings. As such, the proposal will enhance the visual appearance of the dwelling and contribute positively to the overall coherence of the residential complex.

In conservation terms, the proposal is considered acceptable as it hides an outdated and visually incompatible entrance arrangement and features a design that is sympathetic to the character and appearance of the surroundings. The development will not adversely affect the architectural or historic significance of the Jamestown

Conservation Area and is therefore compliant with the relevant conservation policies of the Development Control Plan.

The proposal also accords with the objectives of the Intermediate Zone, which support small-scale alterations and improvements to existing residential properties where these respect the character of the area and do not result in adverse impacts on neighbouring properties or public amenity. No objections have been identified in relation to amenity, access, or visual impact.

Having regard to all material planning considerations, it is concluded that the proposed development complies with the relevant policies of the LDCP 2012, including those relating to the Intermediate Zone and the Jamestown Historic Conservation Area.