

Planning Officer's Addendum Report – LDCA MARCH 2026 (Revised)

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	The application was advertised as follows: <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. PLANNING BACKGROUND

This development proposal was presented at Land Development Control Authority (LDCA) meeting of 5th February 2026, where LDCA members made the decision to defer the application. Referencing the objection that was received from *Connect St. Helena* that stated, “*The planning application does not specify the type of solar system that the proposed PV panels will be connected to ...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.*”, Members who were present agreed that further clarification needed to be sought with regards to exactly how the panels would be powered, i.e. would they be connected to the main grid or battery powered? Also, if it is to be the latter, where would the battery pack be housed, internally or externally, if externally, this may mean a change to the outward appearance of the listed building and therefore would present additional considerations for the LDCA.

The Applicant was not present at the meeting and so the Planning Officer presenting the proposal was tasked to liaise with the Applicant, to inform them of the decision to defer and the reasoning and to seek clarification with regards to the detail as outlined above.

Following this action, the Applicant responded by e-mail with the following confirmation—

“I can confirm that the proposed PV panel system will operate wholly off grid. Any associated batteries and equipment will be stored internally, and no alterations to the external appearance of the building will be required. Ventilation or other external modifications will not be necessary.

For clarity, the PV system is to supply my refurbishment of my rooms in my house, and the battery would be covered so that it won't be any risk for fire.

This application is simply to establish whether permission for the PV system itself would be granted so that I can determine the feasibility of those future development plans.

...

If you look around Jamestown the places who have the PV panels like the Standed, does not have their battery installed in a covered place, it is in the open in the bar which could be a fire risk.”

Diagram 1: Location Map



Considering the newly provided information from the Applicant (as detailed in Section A above) in response to the clarification sought by Members of the Land Development Control Authority, it has been confirmed that the photovoltaic panels will be battery powered and wholly off grid. This confirmation also satisfies the objection made by Connect St. Helena, as it will not be connected to the main grid and therefore the embargo will not apply in this instance. With this confirmation, the original report

(repeated below for Member’s Convenience) and recommendation as outlined below, is unchanged.

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.

B. RECOMMENDATION: That Development Permission be **GRANTED** subject to the following conditions:

1) This permission will lapse and cease to have effect on the day, 5 years from the date of this Decision Notice, unless the development has commenced by that date.

Reason: required by Section 31(2) of the Land Planning and Development Control Ordinance 2013.

2) The development shall be implemented in accordance with the details specified on the Application Form and Plans as detailed in the table below, registered 04 November 2025, stamped and approved by the Planning Officer on behalf of the Land Development Control Authority (LDCA), unless the prior written approval of the Chief Planning Officer (on behalf of the LDCA) is obtained for an amendment to the approved details under Section 29 of the Land Development Control Ordinance, 2013.

Reason: Standard condition to define the terms of the development and to ensure that the development is implemented in accordance with the approved details.

Drawing No.	Rev	Title	Date
-	-	Location Map	04-Nov-25
PL. No. TC001	-	Existing & Proposed North & West Elevations	04-Nov-25

- 3) Prior to the PV panels being attached, the **colour of the roof** shall be painted dark slate grey and so maintained for its life span.

Reason: to ensure that the colour of roofing materials blend with the PV panels and are less intrusive in the landscape and heritage assets.

Informative:

This Development Permission does not confer approval under the Building Control Ordinance. Please consult with the Building Inspector(s) to determine if building regulations approval is required, prior to the development commencing. This is to ensure development is carried out in accordance with the Building Control Ordinance 2013.