

Planning Officer's Report – LDCA AUGUST 2026

APPLICATION	2026/63 – Proposed Change of Roof, Installation of Solar Panels & Water Storage Tank
PERMISSION SOUGHT	Full Permission
REGISTERED	12 May 2026
APPLICANT	Guy & Doreen Gatien
PARCEL	SCOT0003
LOCALITY	New Ground
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Existing Home
PUBLICITY	The application was advertised as follows: ▪ <i>The Sentinel</i> Newspaper on 20 May 2026. ▪ A site notice displayed in accordance with Regulations.
EXPIRY	04 June 2026
REPRESENTATIONS	One
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Response
2. Energy Division	No Response
3. Fire & Rescue	No Objection
4. Roads Section	No Response
5. Property Division	No Objection
6. Environmental Protection	No Objection
7. Environmental 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 Objection
12. National Trust	No Response
13. Sure SA Ltd	No Objection
14. Heritage Society	No Objection – Comment
15. Maritime	Not Applicable

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

This development site is located at New Ground, where it is primarily a residential area, designated within the Intermediate Zone and has no conservation area restrictions. The existing dwelling is a Grade III listed building as per the *Crallan Report* [1974].

Diagram 1: Location Plan



PROPOSED DEVELOPMENT

This development proposal is for a full replacement of roof sheeting (main house, veranda and storage room) and the installation of a solar water heating panel and replacement of existing water storage tank.

According to the applicants, the existing corrugated iron roof sheeting is heavily corroded and has reached the end of its serviceable life, therefore requiring full replacement. Replacement of any failed timber purlins or battens identified during stripping, is proposed to be like-for-like. It is intended that the roof works would be carried out prior to the solar water panel installation. Existing gutters and downpipes will be refitted and replaced in matching profile if damaged during roofing etc. works.

The proposed solar water heating panel/ system will consist of a flat-plate collector panel on the rear-facing roof slope of the dwelling. The panel will be mounted flush

with the roof plane using a low-profile rail system, ensuring it will not project above the roofline between the two ramparts.

The replacement water tank will be of a different design to existing with a smaller, cylindrical form. It is proposed to place it in the same position on the rear parapet wall, as per the existing water tank.

In support of their application, the developer also indicates that in relation to the selection of IBR profile type sheeting, the strength of IBR is superior to standard corrugated with excellent drainage. The IBR profile also has better wind resistance: because of its structural geometry, IBR is generally more resistant to negative wind pressure (uplift). With the windward side of the house exposed to the down sloping wind from the upper terrain, this profile would provide better protection from wind and rain. Overall, IBR would provide a more robust, long-term solution. Also, that the development believes Wranghams residence also uses IBR profile and is a Grade II building.

Diagram 2: Images of Existing New Ground House



Diagram 3: Photos of existing roof and water tank



Existing Veranda sheeting condition



Location of existing water storage tank



View of existing roof at the back of the house



Arrows indicating all areas of roof sheeting to be replaced; veranda, house, and storage

Diagram 4: Proposed Roof Layout and front elevation

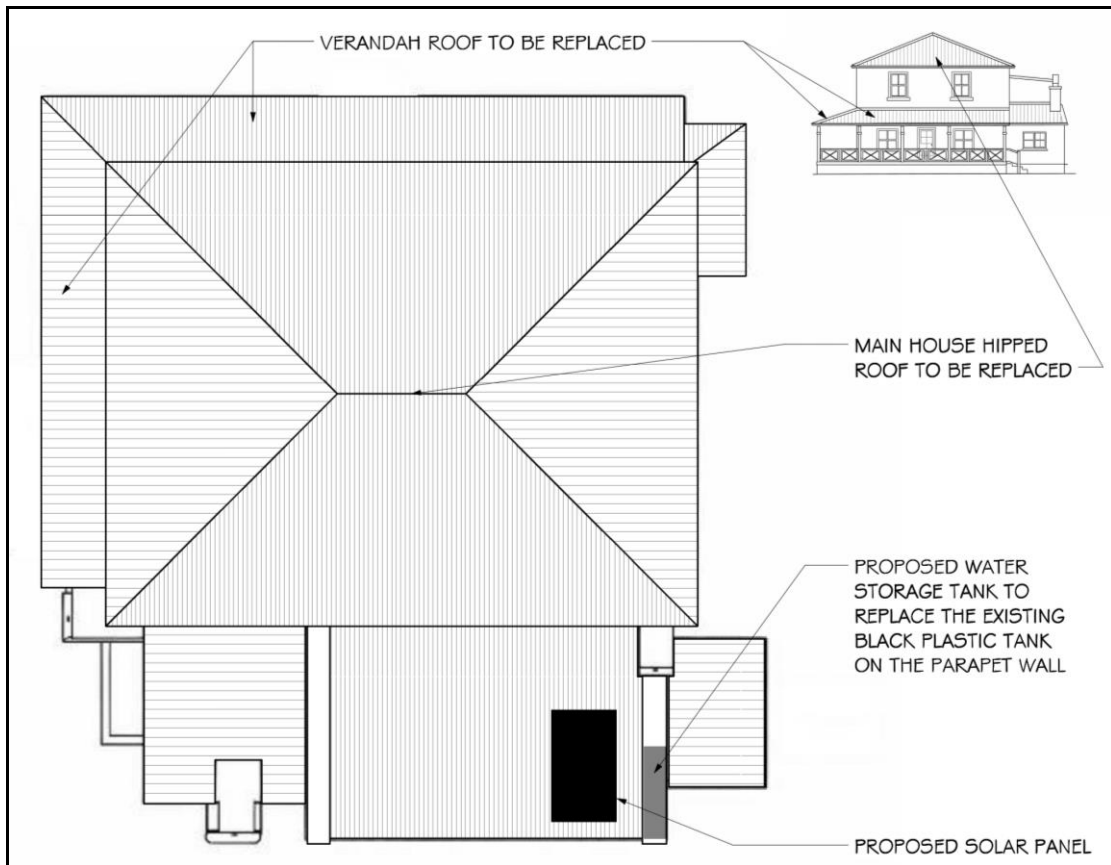


Diagram 5: Superimposed Image of Proposed Roof, Solar Water Heater & Storage Tank on Rear Elevation of New Ground House



Diagram 6: Images of Existing & Proposed Roof of New Ground House



Diagram 7: Existing and proposed roofing materials



STAKEHOLDER FEEDBACK & REPRESENTATIONS

There was one representation received from a member of the public in the form of a question to the Applicant, that was answered, as detailed below. There were no objections from Stakeholders, however, there was a comment provided by the Heritage Society as detailed below.

The Heritage Society

The Heritage Society welcomes this proposal to do essential repair work to the listed building and to change the colour of the roof sheeting to slate grey, also to install the solar hot water panel on the inconspicuous rear slope of the roof. The Society also applauds the presentation of the application, which is splendidly clear and the heritage impact statement is thorough and helpful. However the profile of the proposed replacement roof sheeting is inappropriate on a listed building and should instead be the profile of traditional corrugated iron. This can be covered by a planning condition to the effect of “notwithstanding the proposal to use box-profile roof sheeting, the roof shall instead be covered in slate grey corrugated sheeting of traditional 3” (76mm) round profile with matching ridge and hip profiles”. Reason: to protect and maintain the character of the listed building. The Heritage Society also suggests that the roof should be insulated below the new sheets to limit solar gain and will be pleased to assist the applicant in the choice of an appropriate material.

Representation from a Member of the Public

My understanding is that this application has been submitted because it is proposed to change the colour of the roof. However there is no explanation as to why the

colour should be changed or why that particular new colour has been proposed. This is important as the building is listed for protection.

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:

- Built Heritage: Policies BH1 a), BH2
- Intermediate Zone: Policies IZ1 (a, b, f, g and h)
- Energy: Policy E5
- Sewage, Storm and Drainage: Policies SD1

PLANNING OFFICER'S ASSESSMENT

In assessing this proposal for full replacement of roof sheeting to the main 2-storey part of the dwelling, veranda and storage room of New Ground House and the installation of a solar water heating panel and water storage tank, the Built Heritage policies will apply as the proposal pertains to a Grade III Listed Building.

The proposal would be largely an upgrading with maintenance project, where the roof will replace existing but failing roofing sheets, with no alteration to the roof design and/ or ridge height, hence, retaining its current form. It is considered that as the roof is not original (probably was grey slate). While this proposal would not return the roof to its original materials/style and would not directly replace the existing corrugated roof, the proposed IBR roofing would be robust and is prevalent across the Island; this would result in works which support the conservation of the historic structure such that it is considered that it would comply with Built Heritage policy BH1 a). As such it would be no worse than the current character and appearance of the historic asset such that the proposal such that it is considered appropriate for the Listed Building in line with Built Heritage policy BH2, given that the building is the lowest grading of listed building and that it would not be detrimental to the structural fabric of the building itself.

It is considered that the roofing could be removed in future to provide a roof material that is more in keeping with the original building, however, in the meantime, this upgrade would ensure that the listed building is protected from the elements in line with Policy BH1 a). The replacement of the current corrugated iron roof sheeting is necessary, to address advanced corrosion that poses a risk to the structural integrity of the roof and the long-term preservation of the listed building.

The proposed solar water heating panel will contribute to St. Helena's renewable energy objectives providing it is in accordance with Energy policy E5 which states "...In the case of buildings of architectural or historic interest ...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...". The solar water heating panel will be positioned on the rear roof slope which is not visible from the public roadway or

from the principal (front) elevation of the property. The solar water heating panel will also be fixed to the roof in alignment with the elevation of the roof slope and the colour will also not detract significantly from the proposed colour of the roof. It is therefore considered that it would accord with Policy E.5.

Policy E5 also states for listed buildings that “...solar hot water installations in such cases shall generally not have external tanks”. The new water tank would replace an existing tank (albeit its original siting date is not known). The replacement water storage tank would be smaller than the existing and similarly positioned to the rear of the dwelling, which is not visible from the public roadway or from the front elevation of the property. It is considered that there would be no significant harm such that the proposal would be acceptable.

To conclude: The proposal would, in terms of its visual and material impact, not result in any significant harm to the Grade III Listed Building. This development proposal to upgrade these features of New Ground House can be considered to be positive in maintaining and protecting one of St. Helena’s historic assets.