

Planning Officer's Report – LDCA AUGUST 2022

APPLICATION	2022/38 – Proposed Alterations to Existing Shop & Installation of Photovoltaic Panels
PERMISSION SOUGHT	Full Permission
REGISTERED	23 rd June 2022
APPLICANT	Rose & Crown
PARCEL	JT080038 & JT080039
LOCALITY	Rose & Crown Shop & Hive Shop
ZONE	Intermediate Zone
CONSERVATION AREA	Jamestown
CURRENT USE	Existing Shop
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Sentinel Newspaper on 23rd June 2022▪ A site notice displayed in accordance with Regulations.
EXPIRY	7 th July 2022
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Objection
2. Energy Division	No Objection - Comments
3. Fire & Rescue	No Response
4. Roads Section	No Objection
5. Property Division	No Response
6. Environmental Management	No Response
7. Public Health	No Response
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	Not Consulted
10. Aerodrome Safe Guarding	Not Consulted
11. Sustainable Development	No Objection - Comments
12. National Trust	No Objection
13. Sure SA Ltd	No Objection

B. PLANNING OFFICER'S APPRAISAL**LOCALITY & ZONING**

The development site is at Rose & Crown Shop & the Hive building within Market Street, Jamestown. The Rose & Crown shop is Grade I Listed and the Hive, Grade III Listed and is also designated within the Intermediate Zone and Jamestown Conservation Area.

Diagram 1: Aerial View**PROPOSED**

The Hive Shop ground floor consists of the shop area at the front, where access then leads into the rear of the building labelled 'yard.' The proposal is to remove the stairs that leads onto the first floor and install steel columns and joists to support a new timber floor, which will now cover the original yard area. The benefit of this is that it creates additional floor space on the first floor. Although the stairs has now been removed on the ground floor within the yard, access can still be gained to the first floor from the existing staircase inside the Hive and also from the Rose & Crown shop. Also proposed are thirty nine photovoltaic panels that will be situated on the rear elevation of the Hive.

Diagram 2: Existing GF Layout

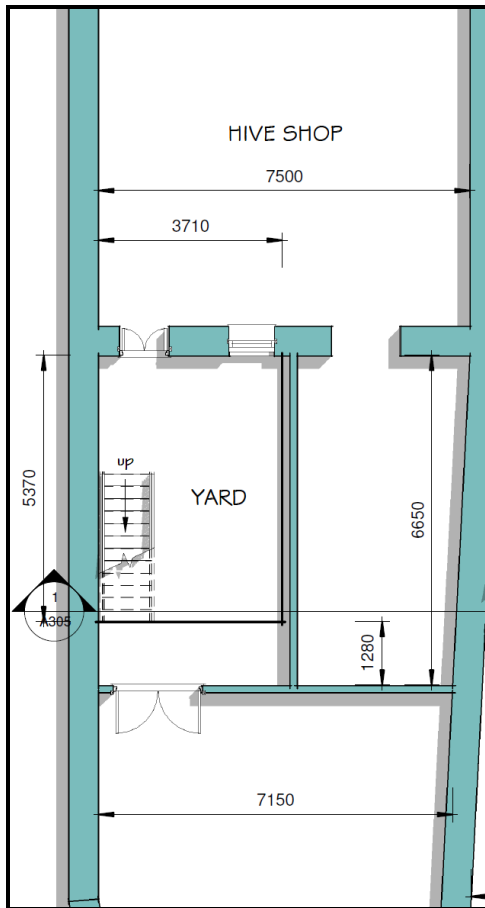


Diagram 3: Proposed GF Layout

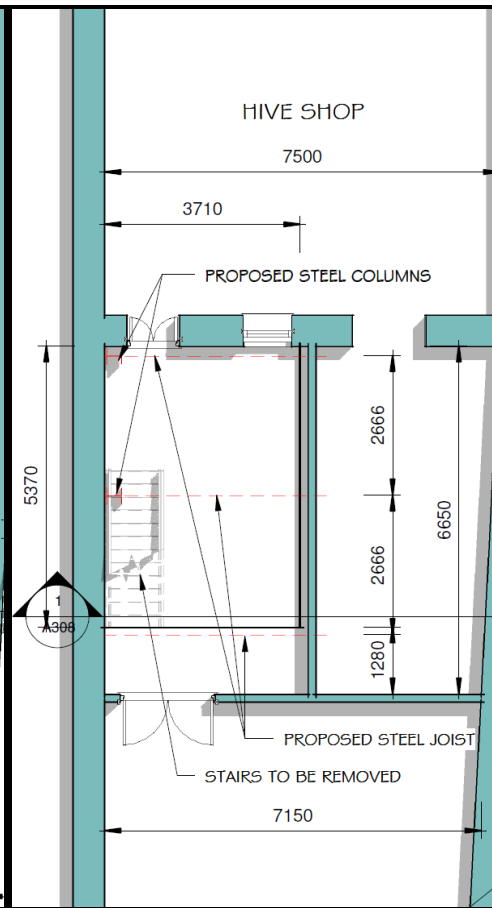


Diagram 4: Existing FF Layout

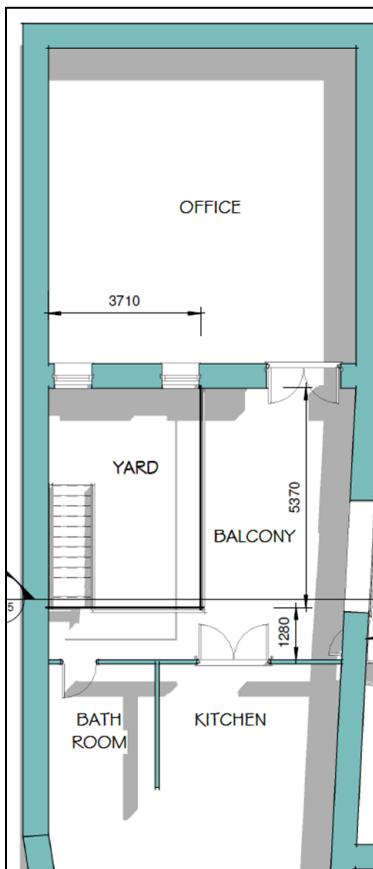
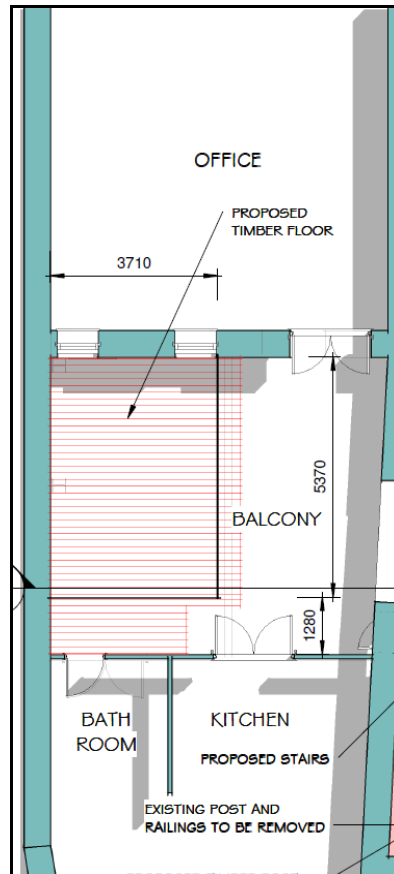


Diagram 5: Proposed FF Layout



In terms of works carried out at the Rose & Crown shop, the proposal is to construct a timber frame and cladded light weight structure on the ground floor, which will be situated within the courtyard area, forming a corridor area for the store rooms. This extension will also allow widening of the verandah on the first floor, where a walkway will be constructed along the western and northern wall from the verandah extension to join to the existing landing and stairs into the Hive.

Diagram 6: Existing GF Layout

Diagram 7: Proposed GF Layout

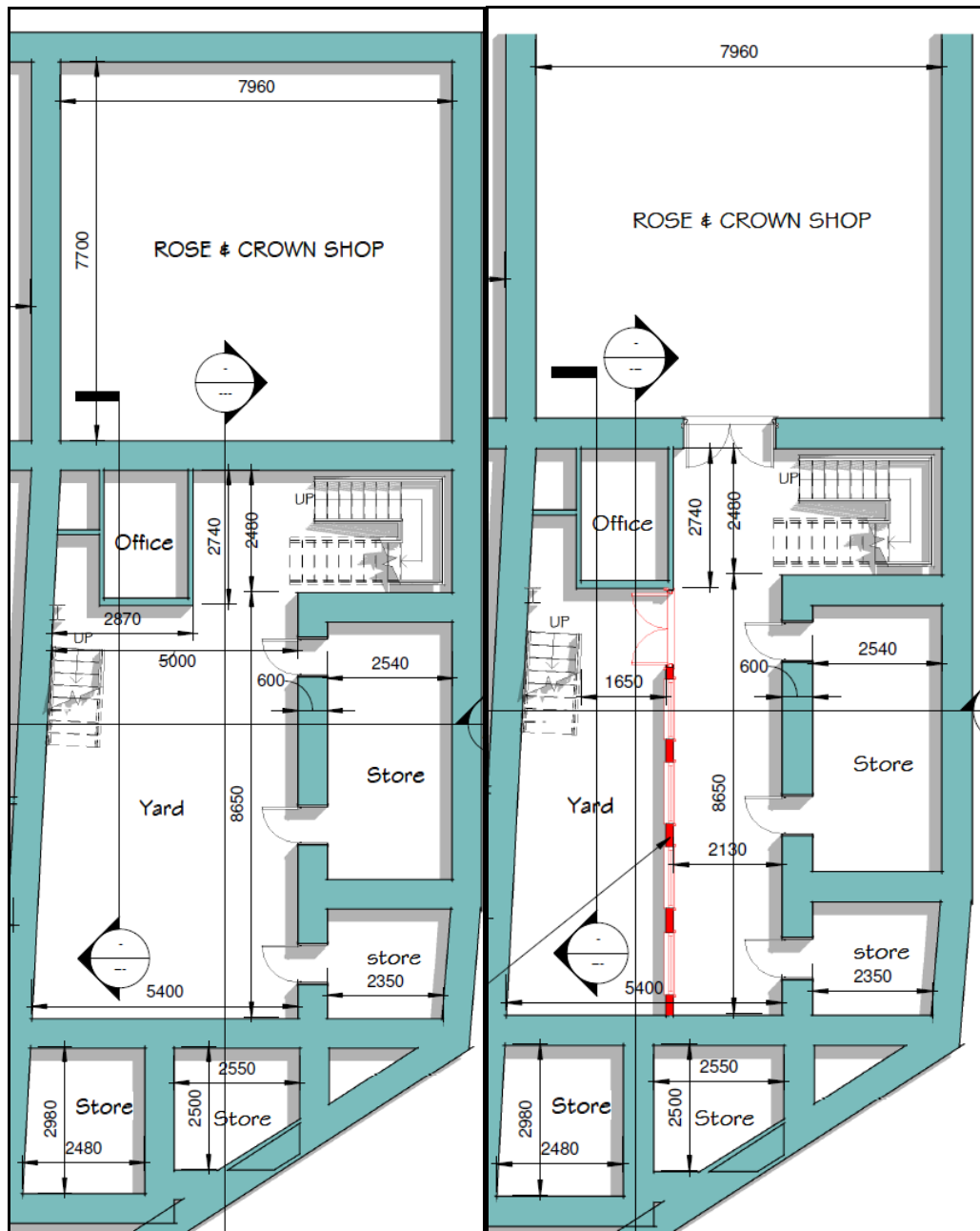


Diagram 8: Existing FF Layout & Diagram 9: Proposed FF Layout

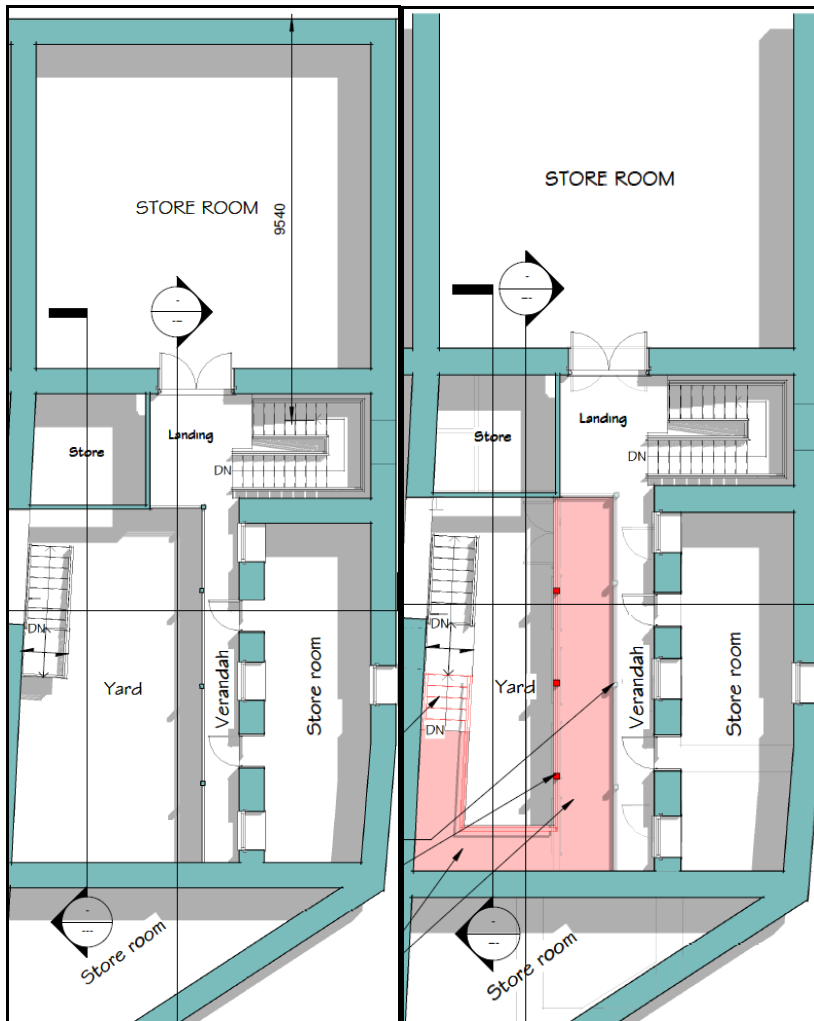


Diagram 10: Existing Section

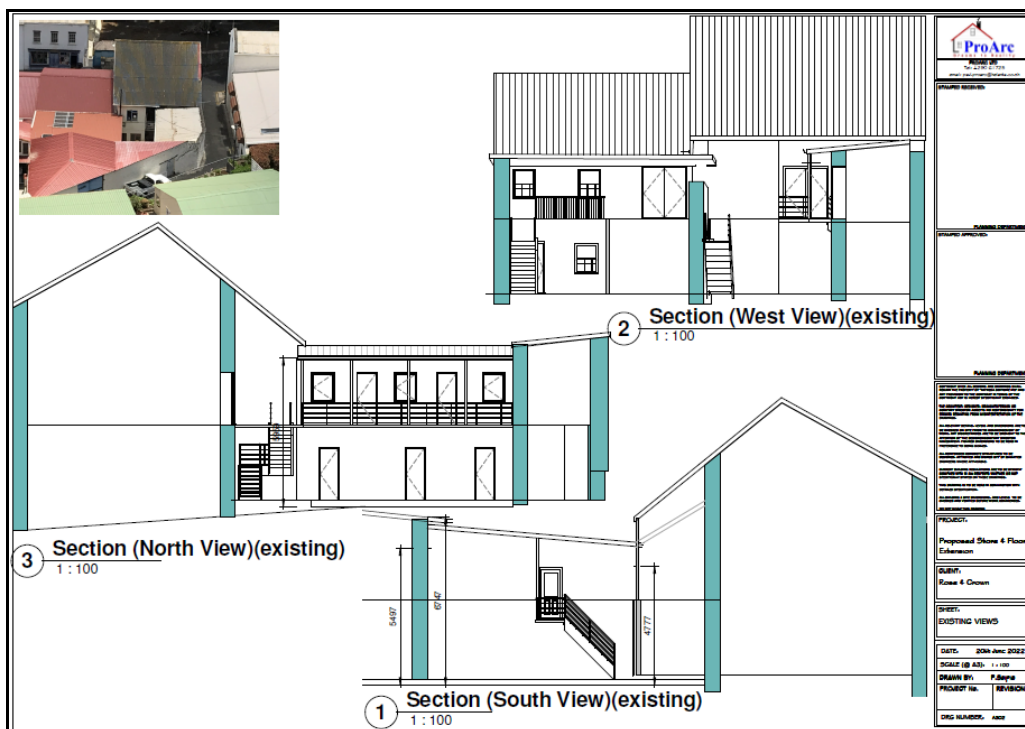
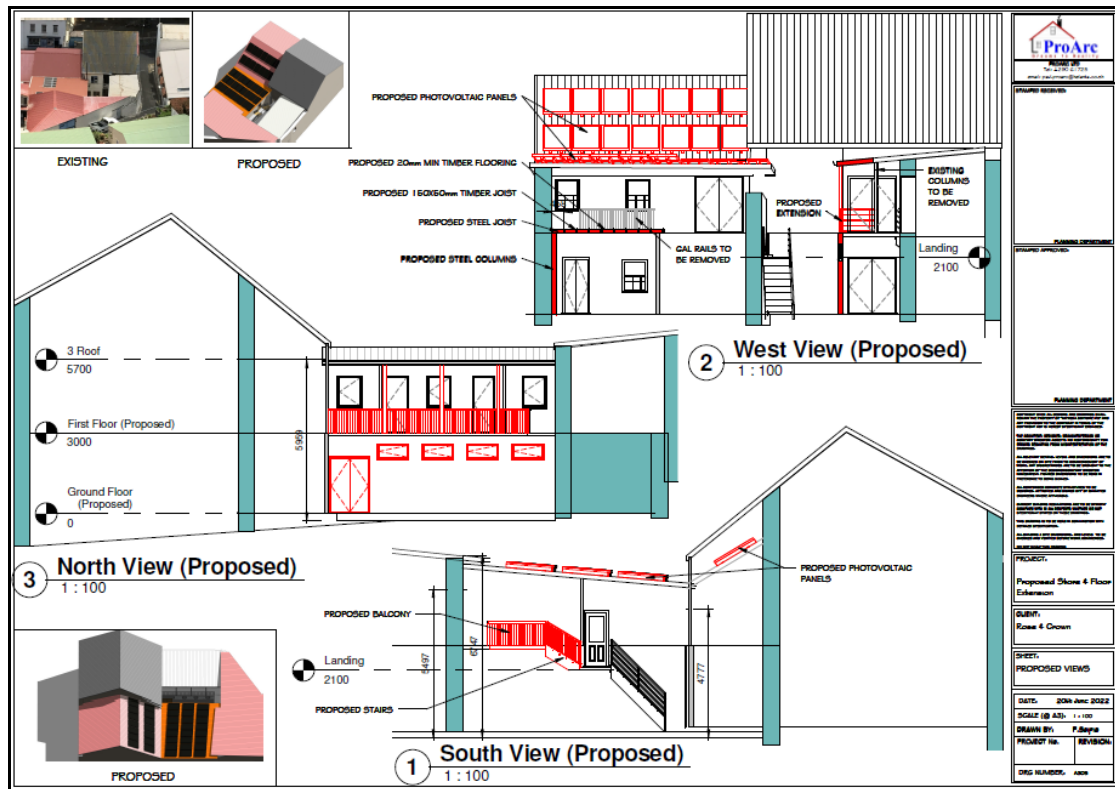


Diagram 11: Proposed Section View



STAKEHOLDER FEEDBACK

No representations were received from the public or stakeholders, however the following comments were made:

Sustainable Development - Sustainable development supports initiatives that will help reduce costs to businesses in the current harsh economic environment.

Connect St Helena Ltd - “Connect makes no observation as to the development request which is a decision for planning but assumes that the system will be off grid and that the developer is aware that any electrical apparatus connecting to the mains supply conform to BS 7671 IET 18th Edition, Requirements for Electrical Installations’ and that the system to be installed will have systems to prevent connection to the grid or the interference with the supply to other consumers. Connect can offer assistance and advice to the developer if requested as to any potential technical or safety issues.”

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
- Energy Policies

OFFICER'S ASSESSMENT

Development permission was previously granted for the covering of the courtyard at the rear of the Rose & Crown shop in 2018. The rationale for covering the courtyard previously was to allow protection and preservation of the building, improved security and operational functionality. This development permission has not been implemented, where this new application will address some of the issues raised but with a new design.

As this new application consists of a number of different elements, these will be assessed individually. In terms of the Rose & Crown shop, the request to construct an enclosed area and first floor verandah extension with walkaway is considered sympathetic to the appearance of the building, because the works will retain the open courtyard appearance in comparison to the previous application. The primary reason for enclosing part of the courtyard and first floor extension is to prevent the slip hazard presented to employees during inclement weather conditions, as well as protecting the ancillary store room buildings, evidently suffering from dampness and deterioration. In conclusion, this proposal will preserve the integrity of the building without adversely impacting the character and appearance.

The works carried out in the Hive are internal and will have no adverse impact on any internal features of the building. Lastly, the installation of the photovoltaic panels will have a visual impact on the roofscape. Photovoltaic panels are becoming increasingly popular within Jamestown. In assessing this particular installation, the siting of the panels will not be visible from Market Street with the configuration being uniformed, therefore it is considered that the panels will not have an adverse impact on the setting of the conservation area or the character of the building.