

Planning Officer's Report - LDCA NOVEMBER 2024

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|--------------------------|---|
| APPLICATION | 2024/49 – Demolition of Chimney |
| PERMISSION SOUGHT | Full Permission |
| REGISTERED | 20 September 2024 |
| APPLICANT | Dennis Harris |
| PARCEL | JT110043 |
| LOCALITY | Barracks Square, Jamestown |
| ZONE | Intermediate |
| CONSERVATION AREA | Jamestown Historic |
| CURRENT USE | Existing Home |
| PUBLICITY | The application was advertised as follows: <ul style="list-style-type: none">▪ Sentinel Newspaper on 26 September 2024.▪ A site notice displayed in accordance with Regulations. |
| EXPIRY | 10 October 2024 |
| REPRESENTATIONS | None |
| DECISION ROUTE | Delegated / LDCA / EXCO |

A. CONSULTATION FEEDBACK

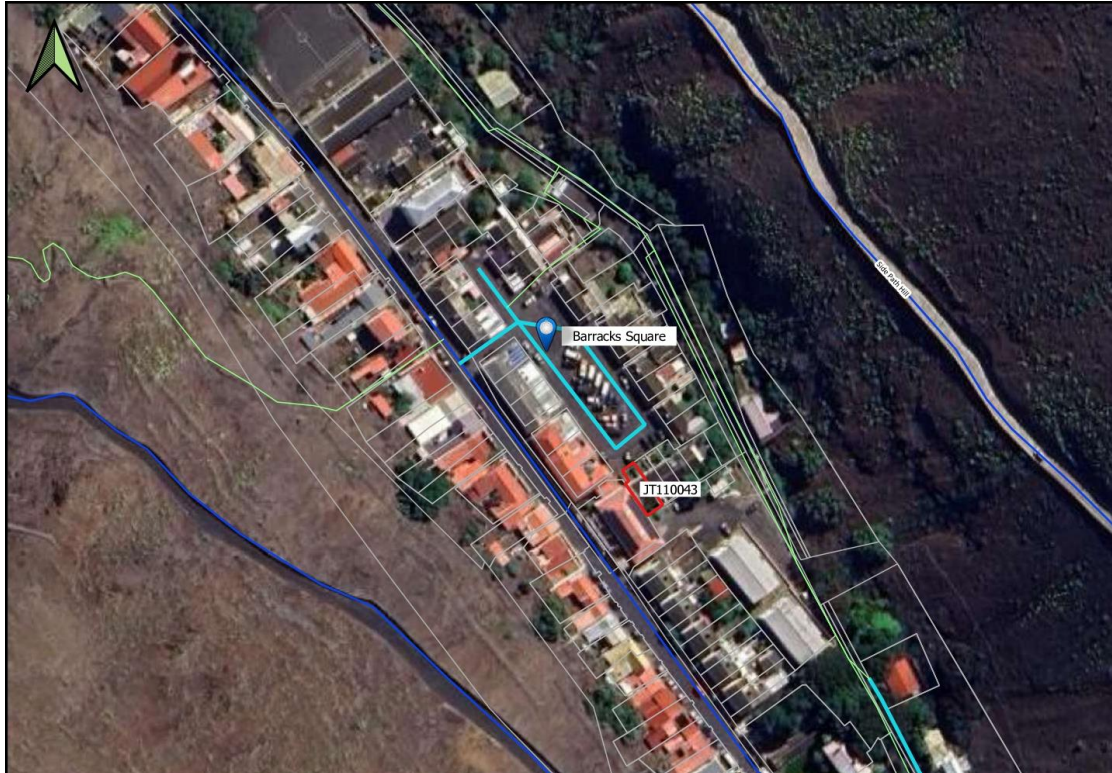
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|------------------------------------|----------------|
| 1. Sewage & Water Division | No Objection |
| 2. Energy Division | No Response |
| 3. Fire & Rescue | No Response |
| 4. Roads Section | No Response |
| 5. Property Division | No Response |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

This plot is located within the mixed use area of Barracks Square, Jamestown, where it is designated within the Intermediate Zone and Jamestown Historic conservation area.

Diagram 1: Location Plan



PROPOSED DEVELOPMENT

The developer proposes to demolish the chimney stack of their existing home that is located to the South end corner of Barracks Square, Jamestown. The reason for this proposed demolition is to create more space in the living area on the Ground Floor in particular. Any material that may come from the demolition will either be repurposed or taken away and disposed of appropriately. The roofing space where the removed chimney exited, will be recovered with roofing that is in keeping with the existing roof. There are no other proposed modifications to the dwelling.

Diagram 2: Existing Plan Layout

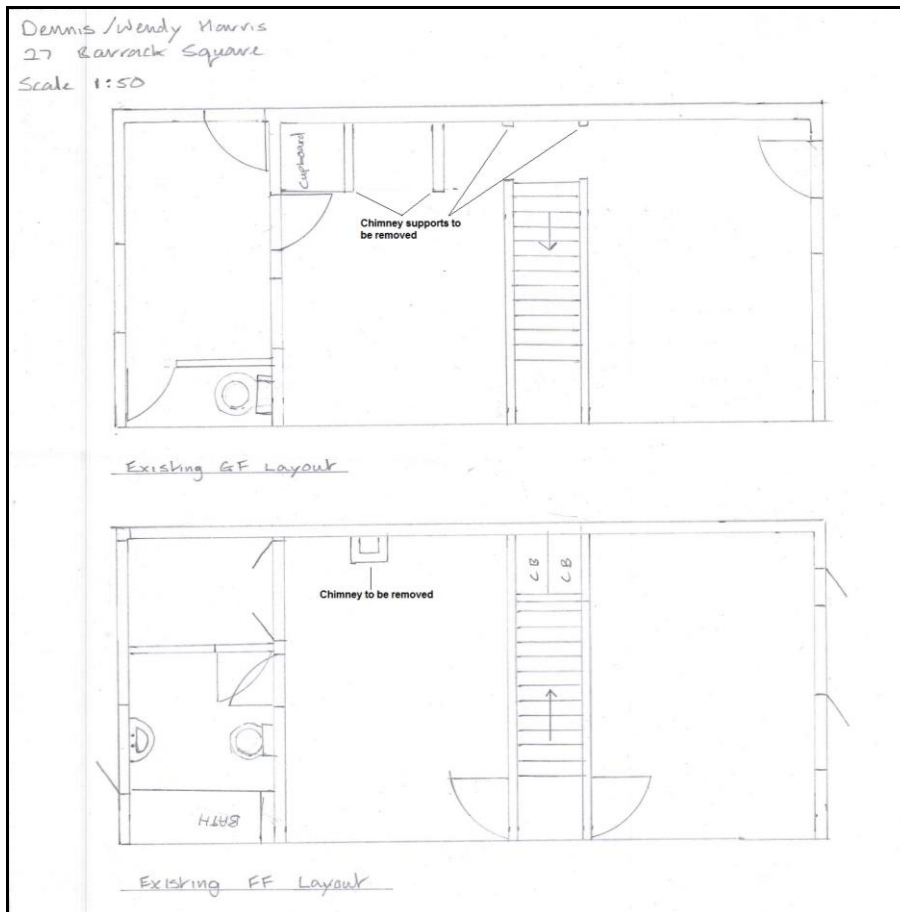


Diagram 3: Existing North and South Elevations

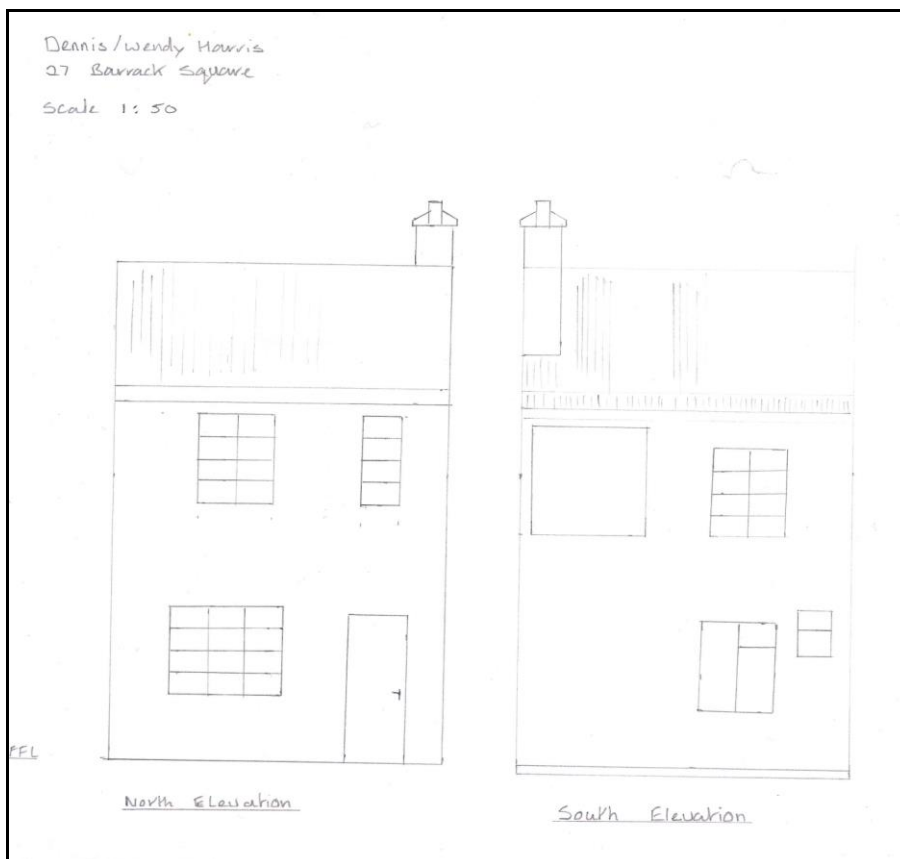


Diagram 4: Existing West Elevation

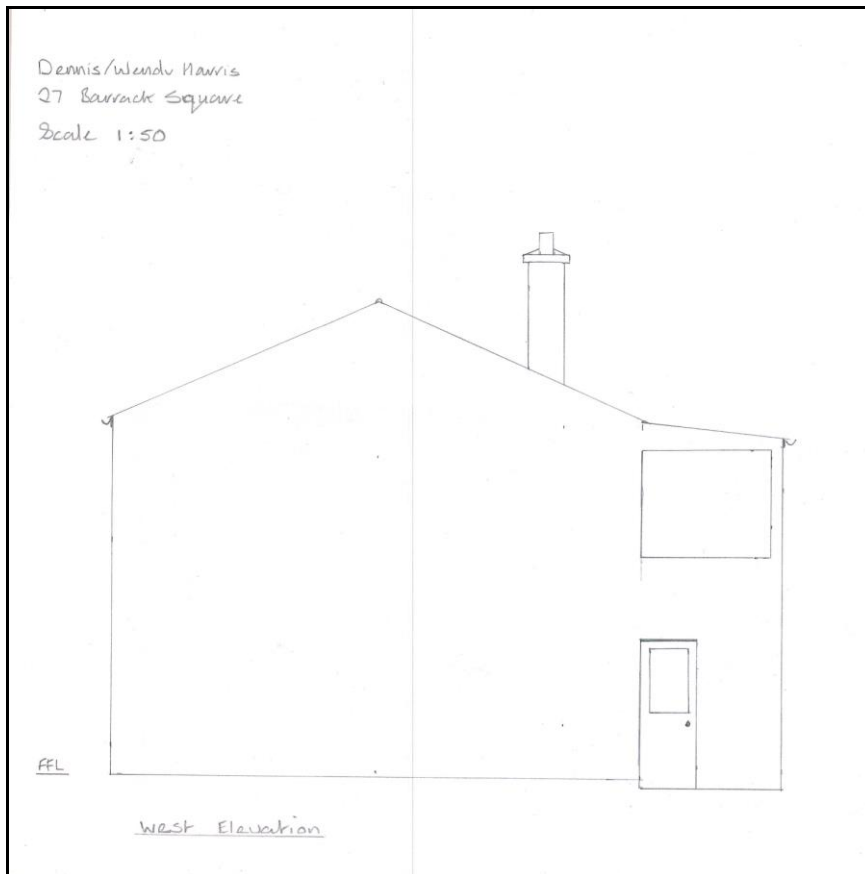


Diagram 5: Proposed North and South Elevation Plans

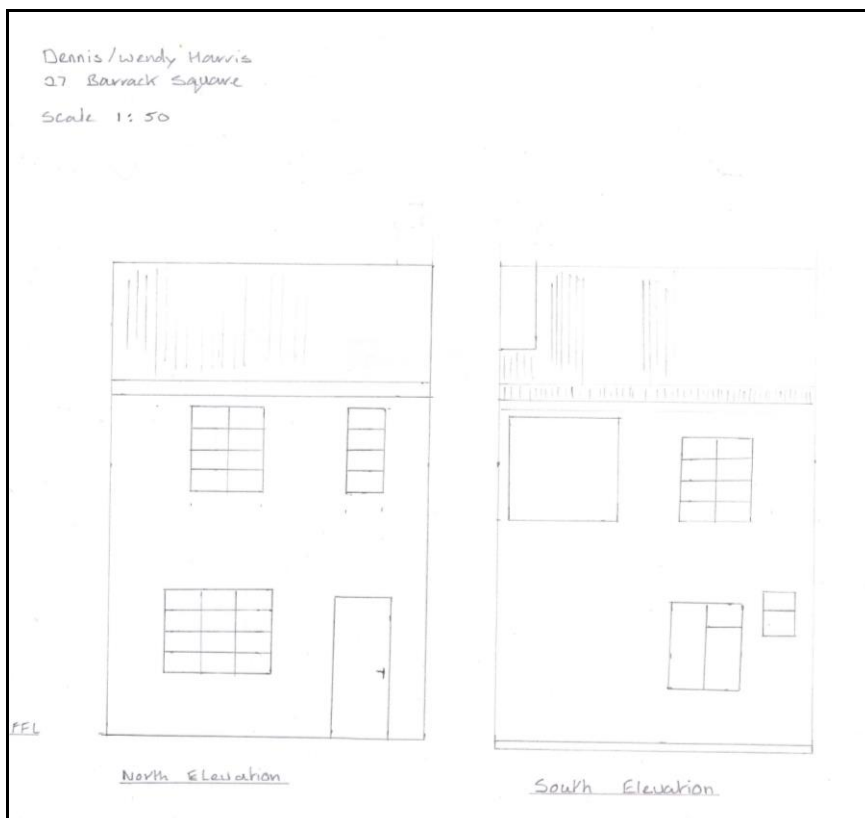
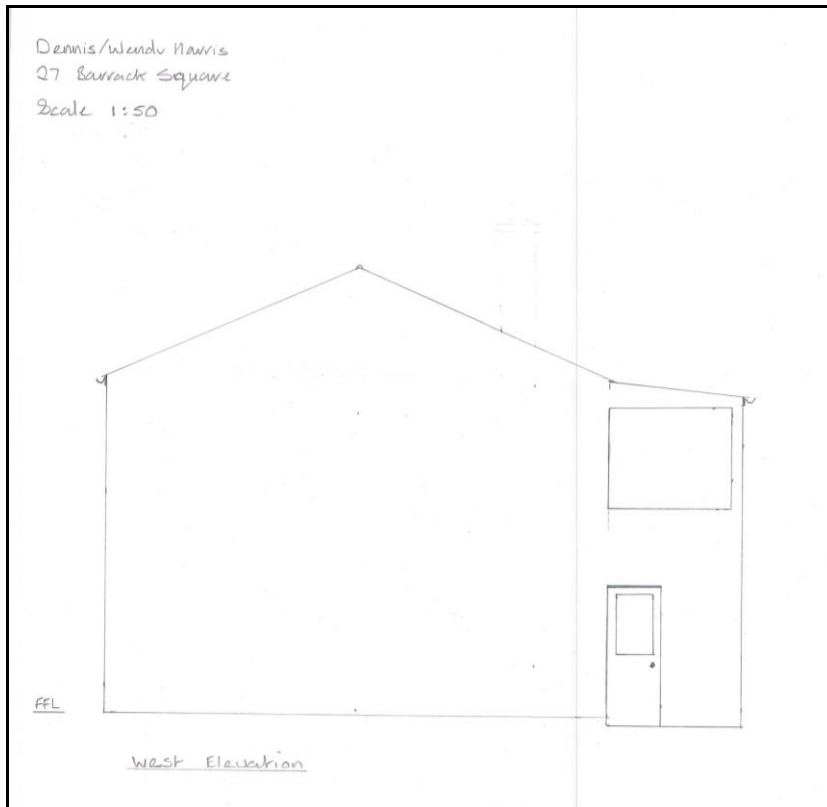


Diagram 5: Proposed West Elevation Plan



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
- Housing Policies: H.9
- Built Heritage Policies: BH1 c) & BH5

OFFICER'S ASSESSMENT

In evaluating this development proposal for demolition of chimney of the applicant's existing home, the resulting appearance of the removal of the chimney will not cause any visual harm or affect the setting of the conservation area. The dwelling is tucked away in the South end corner of the residential cul-de-sac of Barracks Square, Jamestown, nestled between an adjoining property of same design and a larger scale commercial building that is of a different architectural character. The purpose of the

demolition is to create more living space on the Ground Floor and marginally to the second floor where the supporting structures will be removed. Excess material from the demolition will be reused or disposed of in the proper manner. The vacant space in the roof where the chimney was situated, will be covered with roofing that is in keeping with the existing roof. As this is not a listed building and the loss of the chimney will not adversely affect the setting of the conservation area in accordance with BH1 c).