

Planning Officer's Report - LDCA December 2019

APPLICATION	2019/97 – Proposed installation of Wireless Communication Antenna
PERMISSION SOUGHT	Permission in Full
REGISTERED	23 October 2019
APPLICANT	Saint Helena Government (Audit Service)
PARCEL	JT050024B and JT040037
SIZE	0.06 acres (266,202sqm)
LOCALITY	Post Office Building and New Porteous House - Jamestown
LAND OWNER	St. Helena Government
ZONE	Intermediate Zone
CONSERVATION AREA	Jamestown Conservation Area
CURRENT USE	Public Gardens
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 25 October 2019▪ A site notice displayed in accordance with Regulations.
EXPIRY	8 November 2019
REPRESENTATIONS	Representation received from the Heritage Society
DECISION ROUTE	Delegated / LDCA / EXCO
PREVIOUS APPLICATIONS	None
SITE VISIT	3 rd October 2019 (IM PS)

A. CONSULTATION FEEDBACK

a) Water Division	No Objection
b) Sewage Division	No Objection
c) Energy Division	No Objection
d) St Helena Fire & Rescue	No Response
e) St Helena Roads Section	No Objection
f) Heritage	No Response

g) Environmental Management	No Response
h) Public Health	No Response
i) Agriculture & Natural Resources	No Response
j) Property Division (Crown Est)	No Response
k) St Helena Police Service	Not Consulted
l) Aerodrome Safe Guarding	Not Consulted
m) Enterprise St Helena (ESH)	No Objection
n) National Trust	No Response

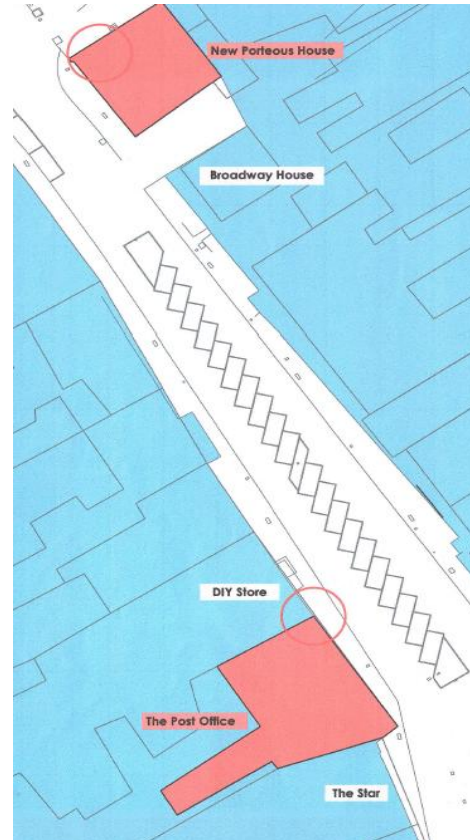
B. DEVELOPMENT DETAILS SUMMARY

A wireless communication antenna is proposed between the post Office Building and New Porteous House to enable electronic communication between the two building to enable the users of the New Porteous House to receive data from system following their relocation from the Post Office Building..

C. PLANNING OFFICER'S APPRAISAL

Location: The proposed development is located within the **Intermediate Zone** and the Jamestown **Conservation Area**, where relevant IZ1, NH1 BH1 and BH2 policies apply.

Diagram 1: Location Plan



Proposed Antenna: The proposal is to install an antenna at each of the two buildings in order to make a wireless connection between the two locations. The antenna equipment will be installed under the second floor canopy at the post Office Building and a similar equipment behind the parapet wall of the New Porteous House building and ensuring that each antenna is facing in direct line to make the connection..

Diagram 2: Elevations (Post Office Building)



Proposed Equipment The antenna is approximate 380mm by 490mm and can easy be placed in discrete places so it is not obtrusive. In order to meet with the needs of wireless connection, the two antenna must have direct connection. Given the location of the two building within the conservation and the heritage importance of the Post Office building, the proposal has been formulated with considerable sensitivity to ensure minimum intrusion. The antenna equipment is not bespoke and the colour availability is standard white. The installation does not require extensive work that will require alteration or modification to the building or damage any important details to this historically important building.

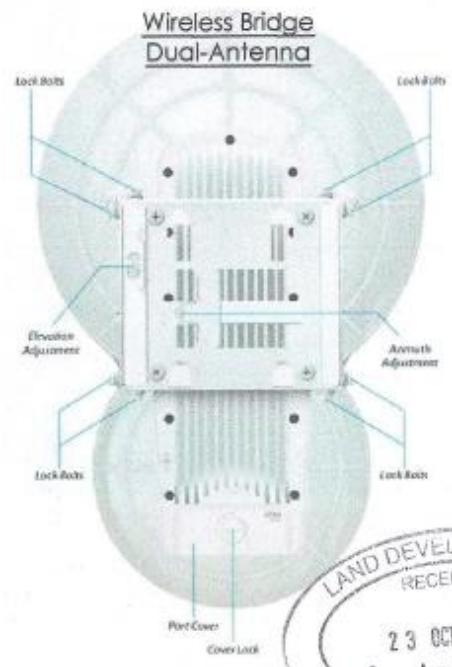
The installation of the antenna at the Post Office Building will be underneath the second floor canopy at the northern end of the building. This position is considered to be best and least obtrusive location on the building as it will tucked under the canopy. The alternative location was the east elevation, where the erection would be on the wall. Given the size of the equipment, this location may also have been considered acceptable.

The installation of the antenna at New Porteous House is on the western side of the roof behind dwarf parapet wall. It will be almost totally hidden behind the parapet when viewed from the street level, however from a higher position part of the antenna would be visible. It is however considered not to be obtrusive in the given its discreet position at a higher level.

Diagram 3 Elevation (New Porteous House)



Diagram 5: The Antenna Equipment



REPRESENTATIONS

No representation has been received in respect of this development application

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 & b)
- Appropriate to the appearance of the Historic asset and its setting: Policy BH.2
- Assist in the conservation and appreciation of the natural asset: Policy NH.2

OFFICER'S ACCESSION

The proposed installation of the Wireless Communication Antenna on the two buildings have been located to have as minimum visual impact as possible in the Jamestown Conservation Area. Whilst initially, to a keen observer, the antenna may be apparent, however it has been located to be as discreet as possible. The proposed installations are considered to be acceptable and are not considered to be against the spirit of the LDCP policy against which the proposal has been assessed.

It is considered the proposal will not have any adverse impact within the Jamestown Conservation Area or to the Post Office building that is listed and given their location they will little or no visual impact on the historic setting of the street scene or the buildings.