

Planning Officer's Report - LDCA November 2019

APPLICATION	2019/82 – Proposed covered area extension & minor alteration to existing building – Barnes Cottage (top building)
PERMISSION SOUGHT	Permission in Full
REGISTERED	12 September 2019
APPLICANT	W A Thorpe & Sons Ltd
PARCEL	JT090027
SIZE	0.183 acres (741m ²)
LOCALITY	Barnes Cottage, Jamestown (adjacent to the property of Mr Ronald Caswell)
LAND OWNER	W A Thorpe & Sons Ltd
ZONE	Intermediate Zone
CONSERVATION AREA	Jamestown Conservation Area
CURRENT USE	Residential
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 13 September 2019▪ A site notice displayed in accordance with Regulations.
EXPIRY	27 September 2019
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO
PREVIOUS APPLICATIONS	2017/69. Proposed kitchen/living area extension for this same location. Approved on the 4 th October 2017 but never built.
SITE VISIT	10 th October 2019 (PS, SW)

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	Not Consulted
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

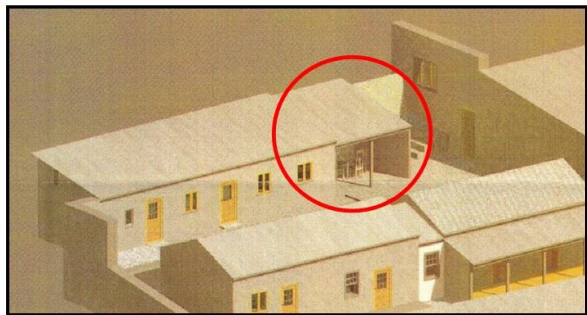
The proposal is for the removal of a small window on the north gable of the existing building and modify the wall to accommodate a proposed double door. It is also proposed to construct a covered area onto the north gable.

Existing building footprint	: 49m ²
Proposed extension	: 13.4m ²

Diagram 1: Image (existing)



Diagram 2: 3D Rendering (proposed)

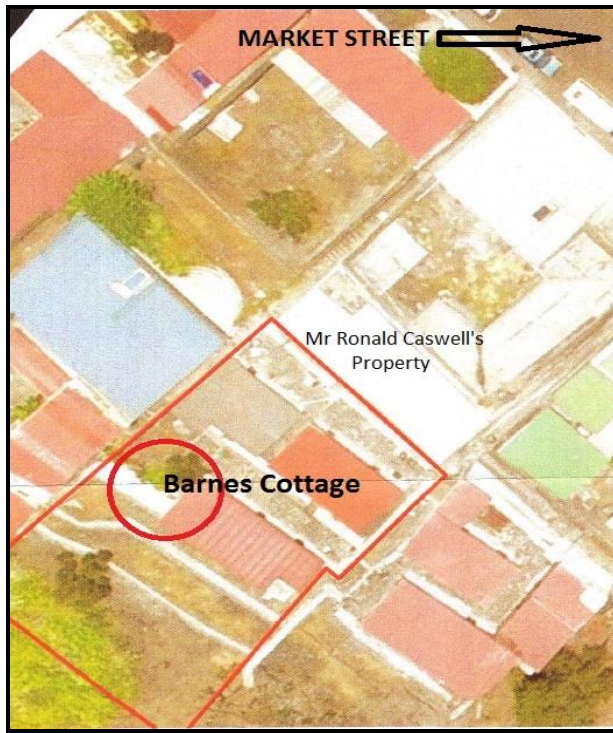


C. PLANNING OFFICER'S APPRAISAL

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

The site is situated approximately 45 metres west of Market Street, adjacent to and to the rear of the property owned by Mr Ronald Caswell.

Diagram 3: Location Plan

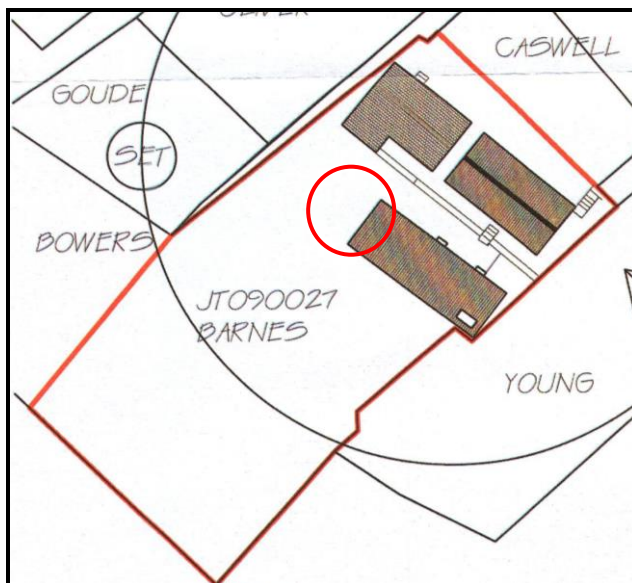


Site: The site contains two accommodation units of similar nature. The bottom unit (footprint of 83m²) has an existing covered area on the front north side of the building which is similar in appearance to the proposed.

The position on site for the proposed covered area is approximately six metres from the west boundary and approximately seven metres from the neighbour's property to the west and thus will not have any negative impact on the surrounding property in terms of manoeuvrability, light shielding or privacy.

The site is only accessible via an existing concrete foot path on the southeast side of the property leading from the street.

Diagram 4: Site Plan



Existing: The three buildings that exist on this site are stone built structures similar to much of the building structures in the Jamestown conservation area. It is worth noting that much effort and resources have gone into the ongoing refurbishment of these buildings thus bringing them back online as residential properties.

The area for the proposed development encircled on the existing plan below is an open courtyard which could be used as a seating area and thus be visible from the adjacent property to the northeast. The covered way proposal allows for privacy for both the applicant and the neighbour.

Diagram 5: Plan (existing)

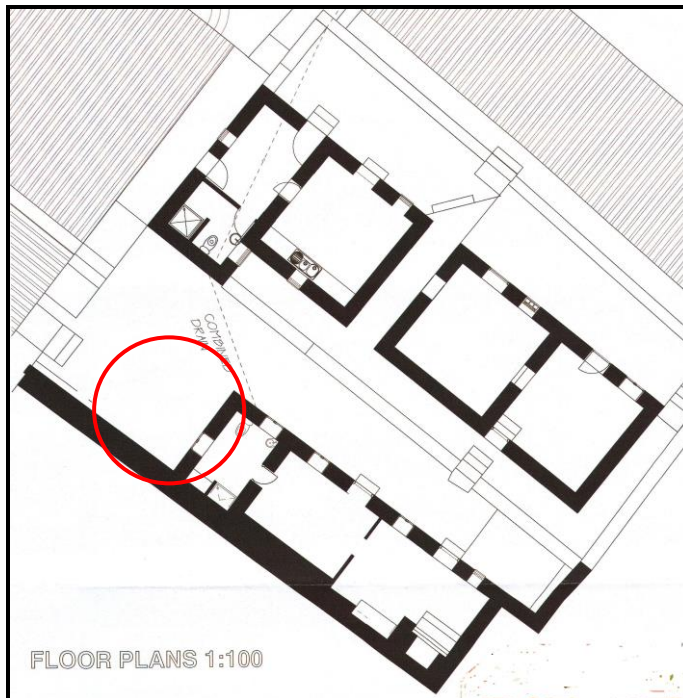
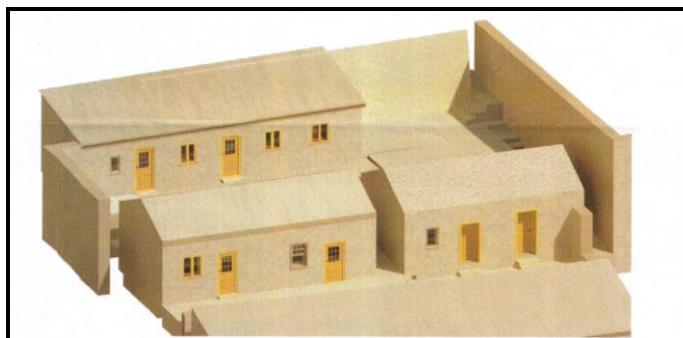


Diagram 6: Front Elevation (existing)



Diagram 7: 3D Rendering (existing)



Proposed: It is proposed to remove a small window on the gable end of the building on the northeast side and modify the wall to install a double door, and to erect a covered area on the same side. Removal of the window will not affect the regulation light and ventilation to the existing room. There is a second window (900x800mm = 0.720m²) on the adjacent wall. The room dimensions are 3000 x 1800mm thus requiring a light/ventilation size of 0.675m².

The proposed covered way is 3816mm wide and the same depth as the existing building. It a simple treated pine framework structure with corrugated iron cladding and roof.

Diagram 8: Plan (proposed)

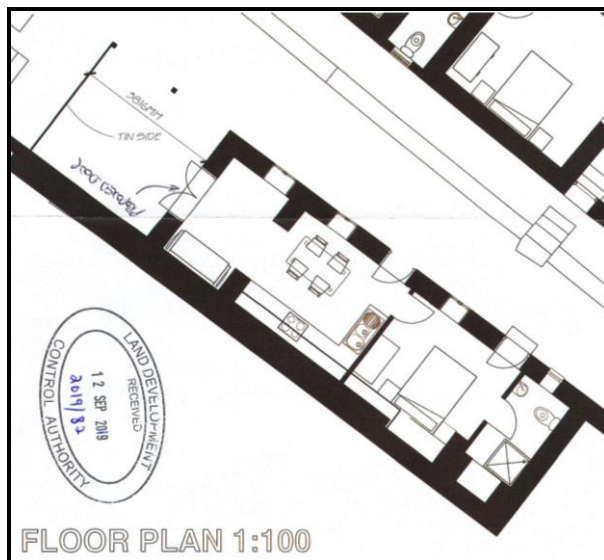
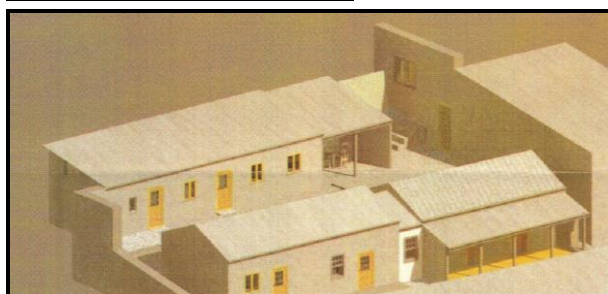


Diagram 9: Elevations (proposed)



Diagram 10: 3D Rendering



REPRESENTATIONS

No representations were received from members of the public, including immediate neighbours.

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:

- IZ1 a) - *'the siting, scale, layout, proportion, details and external materials in any development, including individual dwellings, form a coherent whole both in the development itself and in relation to surrounding development.'*
- IZ1 b) – *'the proposed use is not materially damaging to the amenity of existing development.'*
- IZ1.h) – *'the design and layout incorporate effective landscaping proposals and means of implementing and irrigating those proposals sufficient to blend the development into the landscaping including that soil present on site shall be re-used in landscaping, garden areas and excavated rock shall be reused in the development or otherwise reused in development projects off-site.'*
- W2 – *'There will be a presumption in favour of development which, by its design, minimizes water demand. Development permission will not be granted for development which fails to include rainwater collection, storage and use, and, in the case of commercial and community development, appropriate storage, treatment and re-use of grey water.'*
- SD1 b) – *'Development permission will be granted for the construction of facilities for the handling of storm water, including water from roofs and other impermeable surfaces. Such water shall be separated from sewage and reused in the development, including for irrigation of landscaped areas.'*
- **BH1: Primary Policy**
 - a) *Development which encourages, supports and includes conservation of historic structures and their setting, including listed buildings, monuments and fortifications and related artifacts, will be permitted with appropriate requirements, including planning gain, to secure such conservation.*
 - b) *Development which affects historic structures and their setting and does not encourage, support and include its conservation or does not comply with the Management Plan of the Historic Conservation Area will not be permitted.*
 - c) *Development in Historic Conservation Areas will be permitted only if it enhances and protects the character of the Area by reference to scale, proportion, details and external materials of the proposed development in relation to those of the Historic Conservation Area.*

- *BH.2. - The layout, design, materials, scale, siting and use of any development shall be appropriate to the character and appearance of the historic asset and its setting.*
- *BH 3. - There is a presumption against demolition or other works that adversely affect the special interest of a historic asset or its setting.*
- *BH 4. - No historic asset comprising a building should be demolished unless it can be clearly demonstrated that;*
 - a) the building is not of special interest; or*
 - b) the building is incapable of repair; or*
 - c) the demolition of the building is essential to delivering significant benefits to economic growth for the wider community; or*
 - d) the repair of the building is not economically viable and that it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period.*

SHNT shall be formally notified of all proposals to alter or demolish listed buildings to enable features to be recorded.
- *BH 5. - Development and demolition within a Historic Conservation Area or affecting its setting shall preserve or enhance its character and be consistent with any relevant management plan for the area.*

The design, materials, scale and siting of any development shall be appropriate to the character of the Historic Conservation Area and its setting. Trees which are considered to contribute to character and appearance shall be preserved. Given the importance of assessing design matters, outline planning applications will not normally be considered appropriate for developments in such Areas.

Where an existing building, or other historic asset, contributes positively to the character of the Historic Conservation Area, policy BH 4. on demolition shall apply. Where it does not, proposals for demolition will not be considered in the absence of a detailed development application for a replacement which enhances or preserves that character. Demolition will not begin until evidence is given of contracts let for the approved development.

OFFICER'S ASSESSMENT

The replacement of window for door is acceptable and raises no concern. The covered way extension being of timber and corrugated iron construction with a roof that is lower than the roof on the existing building might be considered odd and not in keeping with the existing building. However, in the larger scheme of the Jamestown layout this proposal is acceptable. Jamestown is known for its corrugated iron claddings and its intricate roof profiles consisting of double pitch, mono pitch, lean-to, parapet designs all at different levels and dimensions. In relation to buildings

and roof structures, Jamestown can be perceived as somewhat unorganised but certainly cannot be regarded as boring or one-dimensional.