

Planning Officer's Report – LDCA MAY 2020

APPLICATION	2020/07 – Change of Use from Class B1 to Class A1 (Storage Warehouse to Fishmongers)
PERMISSION SOUGHT	Permission in Full
REGISTERED	21 st January 2020
APPLICANT	Andrew Yon
PARCEL	JT010017
SIZE	0.03 acres (143m ²)
LAND OWNER	Crown Estates
LOCALITY	Old Customs House, Lower Wharf, Jamestown
ZONE	Intermediate
CONSERVATION AREA	Heritage Coast
CURRENT USE	HMS Customs Store
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Sentinel Newspaper on 23rd January 2020▪ A site notice displayed in accordance with Regulations.
EXPIRY	6 th February 2020
PUBLIC REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

- | | |
|-----------------------------|-----------------------------------------------------|
| 1. Sewage & Water Division | No Objection |
| 2. Energy Division | No Objection – Application required for electricity |
| 3. Fire & Rescue | No Response |
| 4. Roads Section | No Objection |
| 5. Property Division | No Response |
| 6. Environmental Management | No Response |
| 7. Public Health | No Objection – Comments |

8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	Not Consulted
10. Aerodrome Safe Guarding	Not Consulted
11. Enterprise St Helena (ESH)	No Objection
12. National Trust	Objection - Comments
13. Sure SA Ltd	No Objection – Comments
14. Heritage Society	Objection - Comments

B. PLANNING OFFICER’S APPRAISAL

The application site is situated within the Lower Wharf area of Jamestown. The building in question is the Old Customs House, which is a Grade II Listed Building and falls within the Intermediate Zone and proposed Heritage Coast Conservation Area.

Diagram 1: Location Plan



THE PROPOSAL

The request is to change the Old Customs House, currently vacant into a use as a Fishmongers operation. This activity will involve preparation of fish, as well as being a sales establishment. The applicant will provide customers with quality fresh seafood, consisting primarily of offering ground/reef fish varieties and crustaceans. The business will supply both individuals and restaurants. Currently there is not a consumer service offered on Island, and will not be in direction competition with any other business established to date.

Works to be undertaken to the building will consist of forming two rooms, a waiting area and prep area. This will involve the construction of two stud walls and a single door. The hand basin for washing and fish waste will be connected into a one cubic metre water tank, which will be situated on the outside of the building. In order to connect the line into the tank, a small hole will be created through the existing wall. The intention is to empty the tank on a daily basis, where it will be recycled as garden water.

Unfortunately due to issues with the drainage, the applicant cannot connect into the existing line. The proposed development also is to utilise the existing signage board and paint over with 'Happydays fishmongers TEL xxxx/xxxx' in Algerian font. The font will be 80mm in size.

Diagram 2: Proposed Works (Initial Drawing)

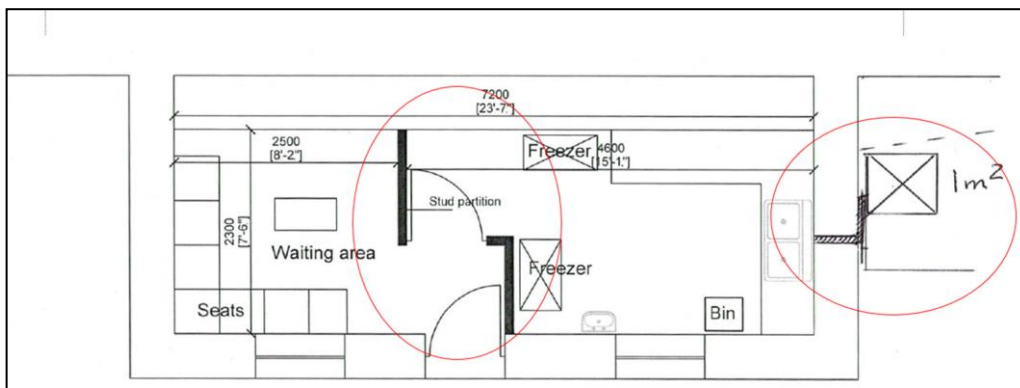


Diagram 3: Revised Drawing Correct Alignment of Windows & Door

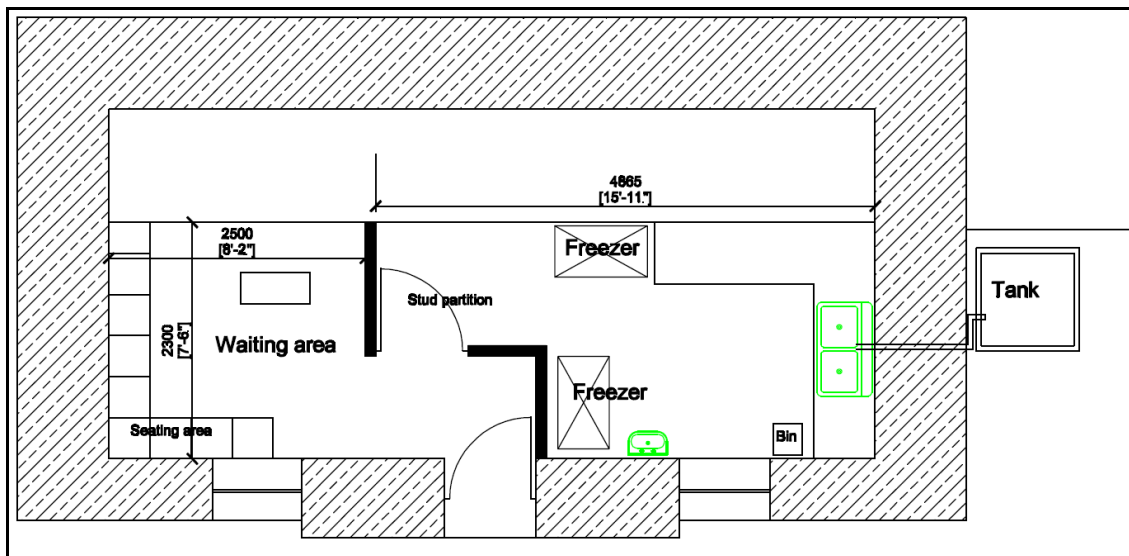
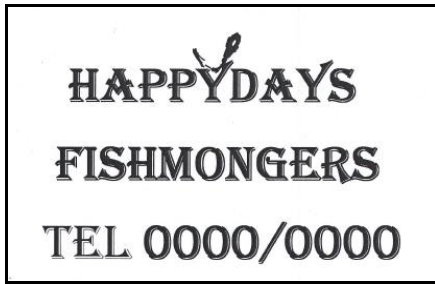


Diagram 4: Proposed Sign



STAKEHOLDER FEEDBACK

Public Health responded stating they had undertaken a site visit with the applicant and they have spoken to him with regards to the requirements to comply with Fish and Fish Products Ordinance/Regulations 2010/11. Furthermore they do not have any issues with the collection and disposal of waste away from the site (fish and water).

Sure SA Ltd has no issues with the temporary drainage solution. If a permanent solution is required, they have alerted that raised awareness of the underground cables crossing the front of this building if excavation works are required.

Heritage Society objected to the proposal, however stipulated the following:

- No objection to the change of use as it would relate to the general use of the Wharf, however this is on condition there are no changes to the fabric of the building and in particular any proposed changes to the windows or door.
- Plan does not properly represent the actual plan of the building.
- Lack of information regarding the advertisement and suggest that the lettering style should reflect the historic period of the building in accordance with the LDCP Advertisements Policy.
- The waste water collection tank outside the building is reserved for the highway and this area is part of the setting of the Listed Grade II building and would detract from it.
- Questioned whether the proposed use would be better suited for Freight Terminal based upon space and when the ship is in port.

National Trust does not object to the change of use, however has highlighted the current advertisement proposal does not comply with the policy, in terms of size and location on the building. With regards to the setting, the waste water tank will severely detract from the visual amenity.

OFFICERS RESPONSE

There will be no changes or alterations to the building, which will affect the existing walls, windows, doors or roof. Only the addition of stud wall partitions internally, which can be removed in the future.

Although the proposal will include a water collection tank on the outside of the building, this arrangement is a temporary one until a permanent solution is achieved with drainage. Currently as shown in diagram 3, a forklift occupies this area already detracting from the setting of this listed building as well as possibly causing damage to the external wall. Whilst the water tank is not ideal as a solution from a visual standpoint; in the interim period it may have a significant benefit of deterring wharf users from occupying this area for storing of machinery and pallets. With regards to the proposed signage, in hindsight it was not clear from the photograph provided of the exact location the sign would be. There is already an existing fascia board on the building and the proposal is inscribe the name and business details by painting over an existing signage board and this does not require development permission. This information was only provided for our information.

Nevertheless the proposed signage was assessed against the Advertisements Policy. Regarding the accuracy of the drawings. All internal measurements are correct, however it was found that the external features and wall thickness was not indicated correctly on the drawing. As a result of this, a revised drawing was requested and was found that there is no changes to the proposed design, therefore it was not deemed necessary to re-advertise for public consultation.

ADVERTISEMENTS POLICY

All business are permitted one sign on the principle of the building, attached flat to that elevation. Furthermore the current sign is not wider than 1.2m and aligns with the architectural feature, which is over the door. It also does not contain lettering taller than 200m; the proposal will be 80mm. The policy mentions the advertisement should have lettering styles appropriate to various architectural periods. In comparison to the original sign, it would be more appropriate to have a font such as 'Times New Roman.' In terms of size and location on the building, this can be supported.

Diagram 3: Old Customs House (South Elevation – Area for Waste Water Collection)



Diagram 4: Old Customs House – Front Elevation



POLICY CONSIDERATION

The proposed development is assessed against the LDCP Policies set out below:

- Intermediate Zone: Policies IZ1 a, b,
- Water: Policy W2
- Sewage, storm and Drainage: Policies SD1 (b, c), SD3, SD.4 and SD7
- Built Heritage

OFFICER ASSESSMENT

In considering the development against the Intermediate Zone policies IZ1 a) and b), the proposed use is not materially damaging to the amenity of the area and the proposed development is consistent with the general use of the wharf activities. Apart from the hole to be created for the drainage, the appearance of the building will remain unaltered. No changes are proposed to the walls, roof and features such as the door and windows. The exterior is clearly in a poor state; allowing development of the building will encourage general maintenance, which has been clearly lacking for a number of years and bring the building back into use. Overall this proposal will improve and enhance the building, therefore can be supported as it is compliance with the policies set out above and more so in respect of the heritage and conservation aspect the development its compliance with the Built Heritage Policies.