

## Planning Officer's Report - LDCA May 2020

<b>APPLICATION</b>	2020/27 – Proposed Zulu Remembrance Monument
<b>PERMISSION SOUGHT</b>	Permission in Full
<b>REGISTERED</b>	17 March 2020
<b>APPLICANT</b>	Tourism St Helena
<b>PARCEL</b>	HTH0315
<b>LOCALITY</b>	Jacob's Ladder Viewing Platform
<b>LAND OWNER</b>	Crown
<b>ZONE</b>	Coastal
<b>CONSERVATION AREA</b>	NCA
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"><li>▪ Sentinel Newspaper on 19 March 2020</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	2 April 2020
<b>REPRESENTATIONS</b>	None Received
<b>DECISION ROUTE</b>	<del>Delegated</del> / LDCA / EXCO

### A. CONSULTATION FEEDBACK

a) Water Division	Not Consulted
b) Sewage Division	Not Consulted
c) Energy Division	Not Consulted
d) St Helena Fire & Rescue	No Response
e) St Helena Roads Section	No Objection
f) Heritage	No Objection - Comment
g) Environmental Management	Not Consulted
h) Public Health	Not Consulted
i) Agriculture & Natural Resources	Not Consulted

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|----------------------------------|---------------|
| j) Property Division (Crown Est) | No Objection  |
| k) St Helena Police Service      | No Objection  |
| l) Aerodrome Safe Guarding       | Not Consulted |
| m) Enterprise St Helena (ESH)    | No Objection  |
| n) National Trust                | No Response   |
| o) Sure South Atlantic Ltd       | Not Consulted |

## B. DEVELOPMENT DETAILS SUMMARY

The application is to install Zulu Remembrance Monument to remember the number of Zulu prisoners exiled on the Island between 1907 and 1910 and in particular a number of them who actually during their captivity on the Island at the Jacob's Ladder viewing area. This area has been developed over the years with information board and benches to appreciate the grandeur of the Island at the top of the Ladder.

The proposed development is the erection of stone monument with carving of a shield and spear and a brass plaque with appropriate wording. The monument will be mounted on small concrete base. There will also be a larger plinth, approximately 300mm with stone edging

## C. PLANNING OFFICER'S APPRAISAL

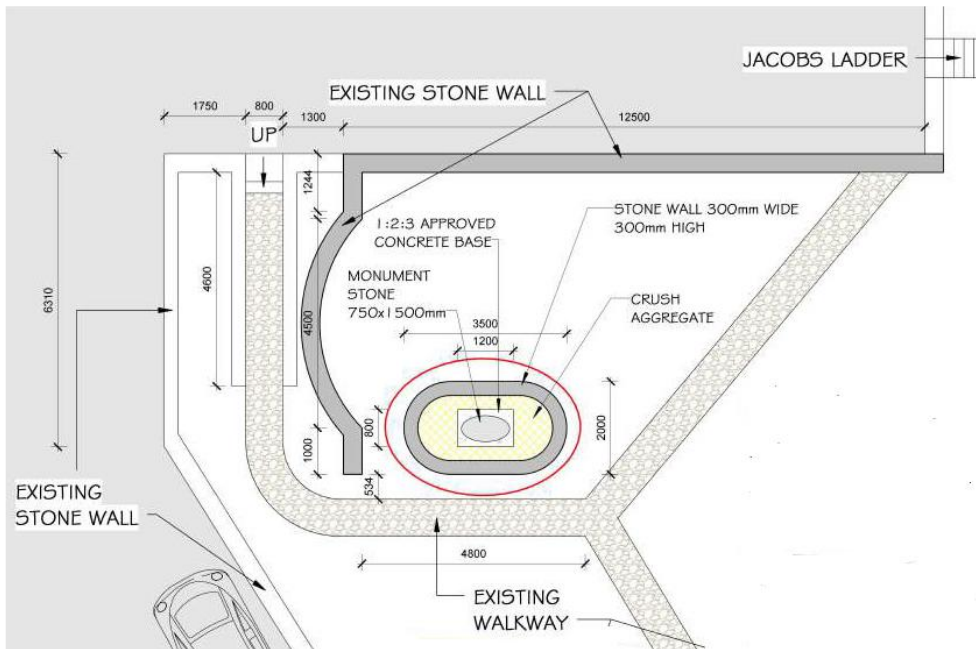
**Location:** The monument will be located at the view platform at the top of the Jacob's Ladder that has been developed as an area for tourist attraction. The site is part of the conservation area at the Ladder Hill Complex. The application site is within the **Coastal Zone Conservation Area**.

**Diagram 1: Location Plan**



**Proposed:** The proposed monument is a stone 1.5m in height and 0.75m in width. The actual depth of the structure is not indicated. The total platform will be 3.5m by 2.0m with rounded ends with stone edging giving a depth of 0.3m. The plinth for the monument will 1.2m by 0.8m.

**Diagram 2: Details of the Proposed Development Area**



**Diagram 3: Concept Design of the Monumental**



**Diagram 4: Details of Monument**



## **REPRESENTATIONS**

No representations were received from any statutory body or members of the public, including immediate neighbours.

## **LEGAL AND POLICY FRAMEWORK**

The relevant policies of the Land Development Control Plan 2012 – 2022 that are applicable in the assessment of the proposed development are set out below:

### **Built Heritage BH1. Primary Policy (c), BH2**

- BH1. (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.

## **REPRESENTATION**

Comments have been received from the Heritage Society. It considers that plinth is oversized and the piece of public art looks incongruous.

## **OFFICER'S ASSESSMENT**

The proposed erection of the Zulu Remembrance Monument provide a recognition of the Islands historic past. The proposed monument on area that is developed to provide information for the tourist and local communities and to view the grandeur of the Island from the Ladder Hill Complex is an acceptable location. The location can also be developed as for reflection and remembrance whilst enjoying the view of the ocean and historic Jamestown.

The erection of the monument will provide an additional feature at this view platform to understand and appreciate the Island's history and for remembrance. The proposed development will enhance the area and meets with heritage objectives of the policy.