

## Planning Officer's Report – LDCA JULY 2020

<b>APPLICATION</b>	<b>2020/44</b> – Removal of Existing Trellis System and Installation of Windows, Door & Lapboards
<b>PERMISSION SOUGHT</b>	Permission in <b>Full</b>
<b>REGISTERED</b>	5 <sup>th</sup> June 2020
<b>APPLICANT</b>	Penelope Bennett
<b>PARCEL</b>	JT110016
<b>SIZE</b>	0.02 acres (101m <sup>2</sup> )
<b>LOCALITY</b>	No.14 Barracks Square, Jamestown
<b>ZONE</b>	Intermediate
<b>CONSERVATION AREA</b>	Jamestown Conservation Area
<b>CURRENT USE</b>	Existing Residential
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"><li>▪ Sentinel Newspaper on 11<sup>th</sup> June 2020</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	25 <sup>th</sup> June 2020
<b>REPRESENTATIONS</b>	None Received
<b>DECISION ROUTE</b>	<del>Delegated</del> / <b>LDCA</b> / <del>EXCO</del>

### A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Objection
2. Energy Division	No Objection
3. Fire & Rescue	No Response
4. Roads Section	No Objection
5. Property Division	No Response
6. Environmental Management	No Response
7. Public Health	No Response
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	No Response
13. Sure SA Ltd	No Objection
14. Heritage Society	No Response

## B. PLANNING OFFICER'S APPRAISAL

### LOCALITY & ZONING

The application site is situated within the Barracks Square area of Jamestown. The site is located within the Intermediate Zone and the proposed designated Jamestown Conservation Area.

**Diagram 1: Location of Proposal**



### THE PROPOSAL

Currently there is a trellis system and perspex covering the opening of the buildings front elevation, and the applicant proposes to remove this covering and replace with lapboards. These would be installed on all elevations. Two windows openings will be created into the front elevation either side of the proposed doorway. A third window will be constructed on the northern elevation. The windows and door will be of PVC material and finished in white.

The rationale behind this proposal is create a more comfortable and enjoyable environment of this residential building.

**Diagram 2: Existing West Elevation**



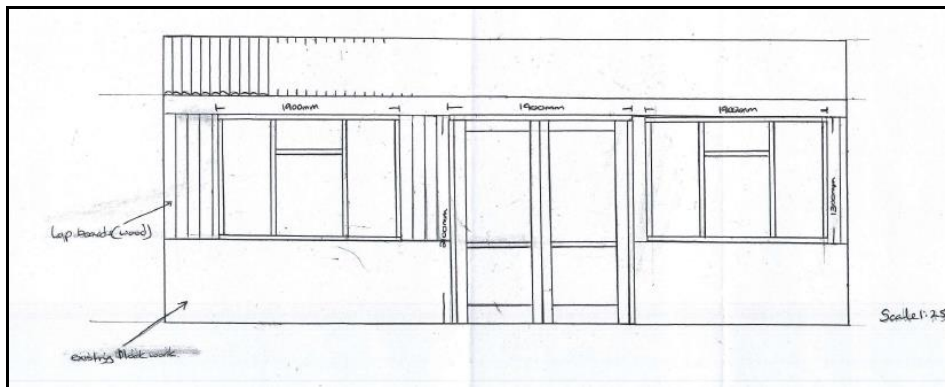
**Diagram 3: Existing South Elevation**



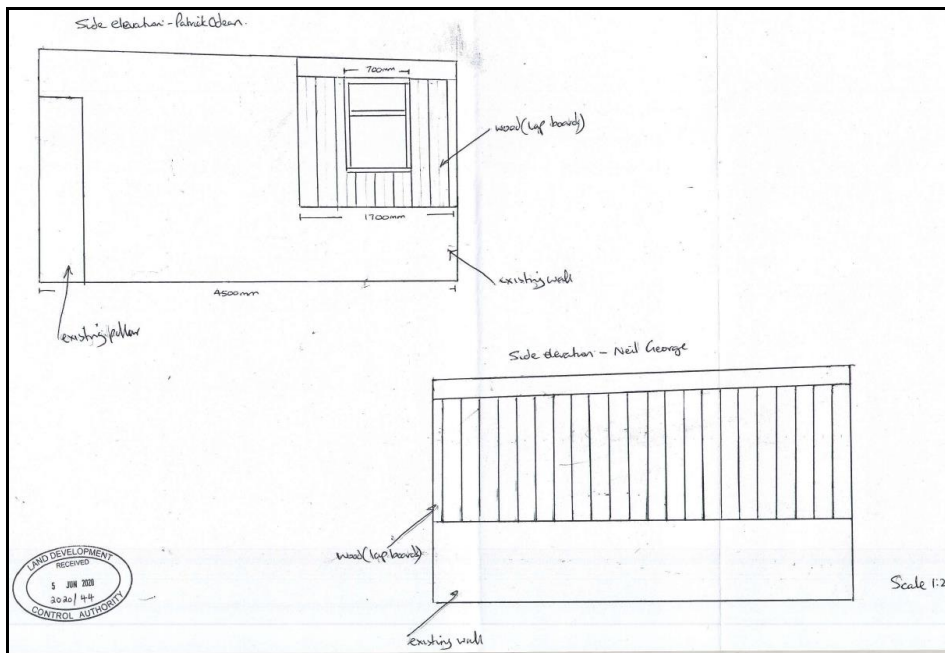
**Diagram 4: Existing North Elevation**



**Diagram 5: Proposed West Elevation**



**Diagram 6: Proposed North & South Elevation**



## **POLICY CONSIDERATION**

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

- Intermediate Zone: Policies IZ1 (a, b)
- Built Heritage Policies

## **OFFICER ASSESSMENT**

The Barrack Square area is a mix style and design of residential buildings constructed during different periods. Application property appears to have been altered and in particular the front part of the building insertion of the trellis system and perspex to an area that may have been an enclosed area to the front of the dwelling as part of works to provide some form of a covered enclosed area around 20 years ago. From an aesthetical point of view, the removal of the trellis and perspex will have a positive impact on the existing property and the general environment of this square, as it does not hold any historical merit. Whereas the proposed alterations to this front section of

the building will improve the overall appearance, ensuring the building is weather tight and provide more effective privacy from the surrounding properties. In conclusion, this proposal can be supported in terms of the Intermediate zone policies, as it will be in accordance with the existing design characteristics of neighbouring development, as well as not detracting from the conservation area.