

Planning Officer's Report – LDCA JULY 2020

APPLICATION	2020/45 – Installation of Ridge Ventilators
PERMISSION SOUGHT	Permission in Full
REGISTERED	5 th June 2020
APPLICANT	W.A. Thorpe & Sons Ltd
PARCEL	HTH1034
SIZE	0.31acres (1292m ²)
LOCALITY	Printech, Ladder Hill
ZONE	Intermediate
CONSERVATION AREA	Heritage Coast
CURRENT USE	Commercial Printers
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Sentinel Newspaper on 11th June 2020▪ A site notice displayed in accordance with Regulations.
EXPIRY	25 th June 2020
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO

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 request is to undertake the proposal on the Printech Building at Ladder Hill, situated directly beneath the Community Care Centre and just above the Enterprise St Helena Office. The site falls within the Intermediate Zone and proposed Heritage Coast Conservation area.

Diagram 1: Location of Proposal



THE PROPOSAL

The applicant has requested permission to install ridge ventilators, of grey colour, that will run the entire length of the ridge, where it will provide airflow throughout the building. The ridge ventilators will ensure hot air escapes, whilst preventing any rain from entering the building. Other options were explored by the applicant, however the applicant considers this to be the most feasible option.

This is a modern single storey building with a pitched roof of dark grey colour. It is of modern design and construct and forms part of commercial complex at Ladder Hill with number of small businesses. Whilst the area is designated as proposed Heritage Coast Conservation Area, the immediate area surrounding this building and the complex of commercial buildings has little or no heritage, historic or architectural significance or merit in term of buildings and structures. All buildings and structure of heritage and historic significance are some distance away from the application site.

Diagram 2: Proposed Elevations

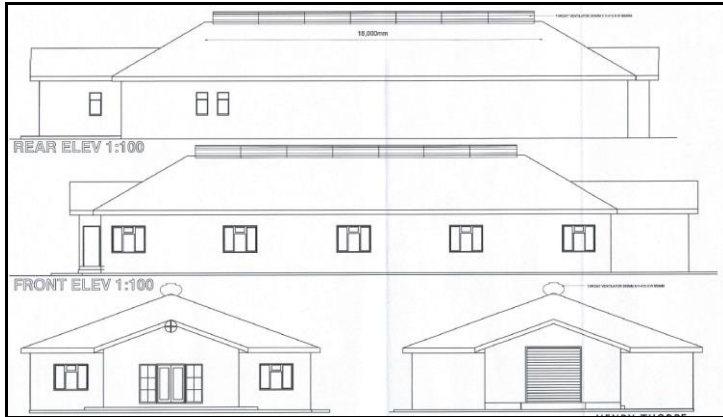
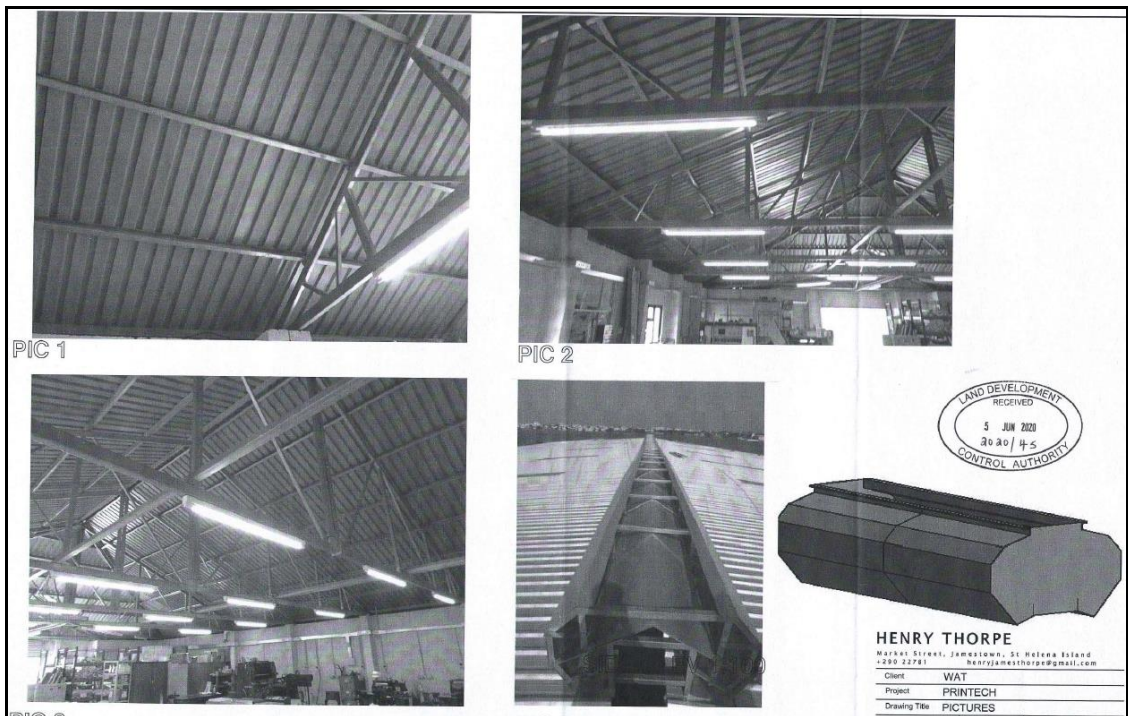


Diagram 3: Example of Continuous Ridge Ventilators



Diagram 4: View from inside the building



The installation of this ventilation structure will be on the ridge and will be prominent of the roof line as shown in Diagram 3. Given that this a modern building the installation is considerable to an acceptable roof feature. Previously a similar ridge ventilation structure has been granted development permission in the Proposed Jamestown Conservation Area. In that case, it is not a single structure installed along whole ridge, but a series small units installed along the ridge.

POLICY CONSIDERATION

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

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

OFFICER ASSESSMENT

In assessing this application, one can take into consideration other forms of ventilation that doesn't require significant alteration to the walls. For example introducing glazing in the roof space. This might help with some form of ventilation, however will introduce more significant radiant heat. Although least intrusive from an aesthetical point of view would be soffit vents, these will not provide the sufficient amount of ventilation needed. The proposal is to install a continuous ridge vent as this is the most effective at dissipating the heat from the building. Whilst the installation will alter the appearance of the building due to this installation, however given that this a modern building which have been constructed with the ridge ventilation, it does look like an after in the consideration of the design. It is therefore considered that this will not adversely impact the appearance of the building and therefore can be supported.