

Planning Officer's Report – LDCA NOVEMBER 2020

APPLICATION	2020/46 – Proposed Covered Area at the Rear, The Consulate Hotel
PERMISSION SOUGHT	Permission in Full
REGISTERED	9 th June 2020
APPLICANT	Hazel Wilmot
PARCEL	JT040046
SIZE	0.34 acres (1402m ²)
LAND OWNER	Private
LOCALITY	Main Street, Jamestown
ZONE	Intermediate Zone
CONSERVATION AREA	Jamestown Conservation Area
CURRENT USE	Hotel
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	25th June 2020
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

1. Water Division	No Objection
2. Sewage Division	No Objection
3. Energy Division	No Objection
4. Fire & Rescue	No Response
5. Roads Section	No Objection
6. Property Division	No Response
7. Environmental Management	No Response
8. Public Health	No Response
9. Agriculture & Natural Resources	No Response

10. St Helena Police Services	Not Consulted
11. Aerodrome Safe Guarding	Not Consulted
12. Enterprise St Helena (ESH)	No Objection - Comment
13. National Trust	No Response
14. Heritage Society	Objection - Comments

B. PLANNING OFFICER’S APPRAISAL

LOCALITY & ZONING

The development site is at the mid-terrace building on the east side of the Main Street in Jamestown operation as hotel and banqueting complex. This is a Grade I listed building within the Jamestown Conservation Area. The application site is within the Intermediate Zone.

Diagram 1: Locality



THE PROPOSAL

The proposal is to cover the upper garden at the rear with a steel framed structure to create a pavilion extending the sitting out area of the hotel, restaurant and café use. The upper garden area has already paved over with concrete blocks and currently has bar area, although it does not appear to be in use at present and is mainly stacked with garden furniture and materials. The structure will be of a simple steel frame measuring 11.35m by 6.93m with hipped roof. There is also additional area of 1.96m

by 2.95 projecting out in the north side in the western corner. The height to the eave is 2.5m and 3.55m. The roof cover will be IBR metal sheets. The roof pitch will be north-south, so the gable ends of the roof structure will be east and west.

Diagram 2: Site Plan

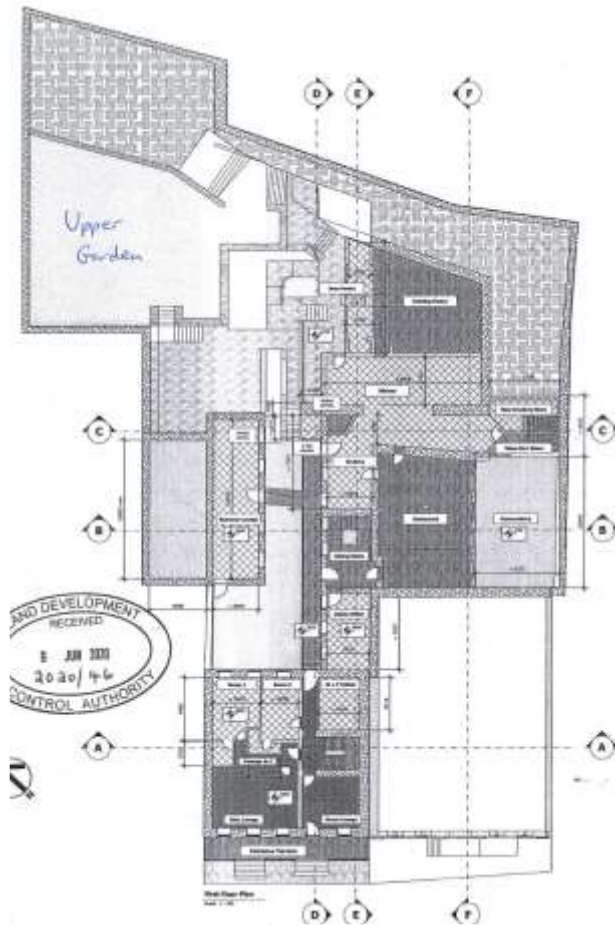


Diagram 3: The Proposed Development Area

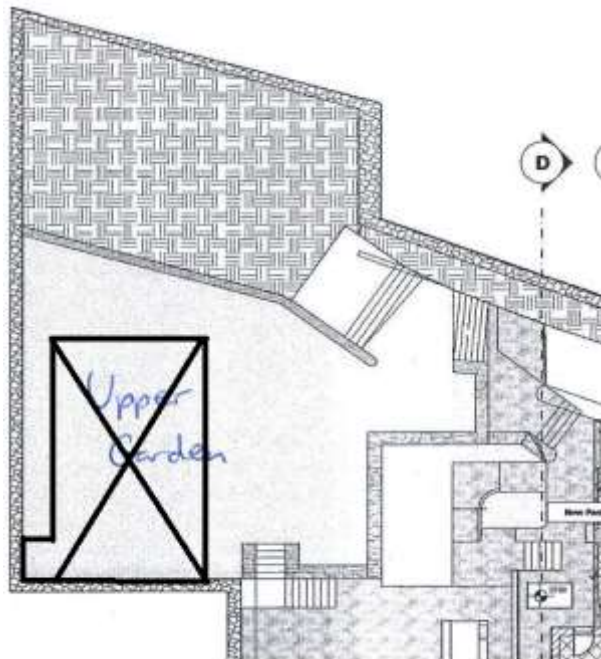


Diagram 4: East Elevation

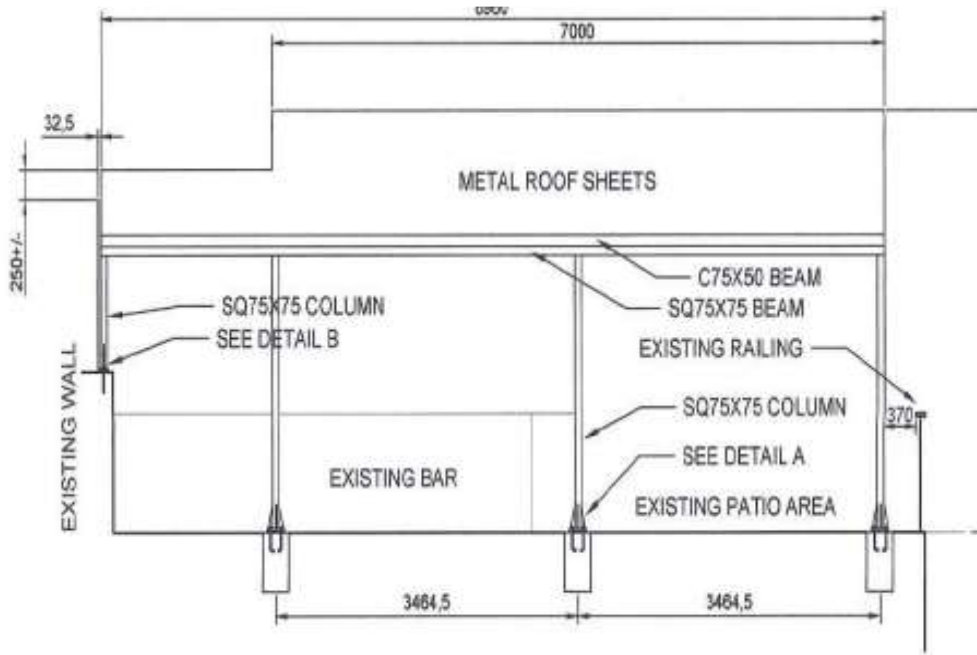


Diagram 4: North Elevation

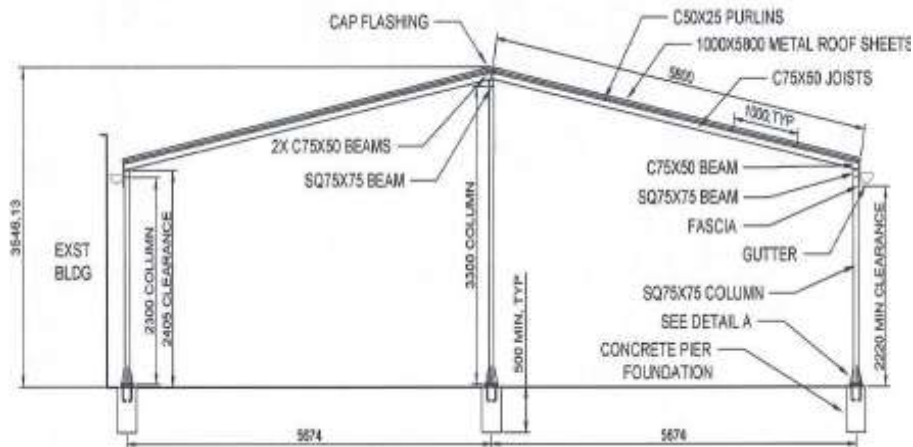
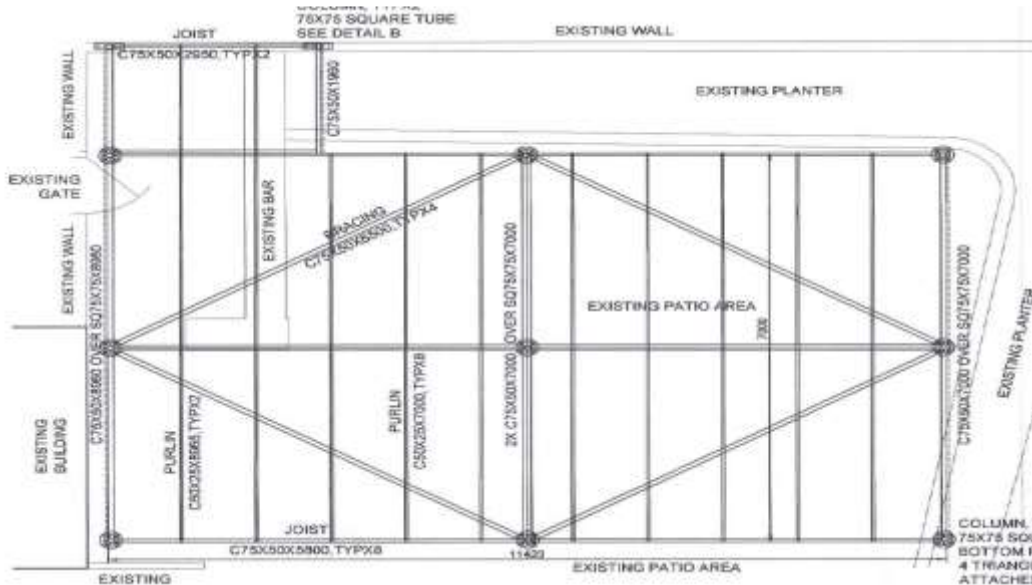


Diagram 4: Plan of the Roof Structure



Planning History

The building has been in hotel use for many years and over the years these uses and operations have expanded and intensified with number extensions and modifications to the rear of the building and site is now been much changed significantly. Much of the rear area would originally have been open court yard abut some out buildings. However, there are number of extensive buildings and covered area. There number of open areas and covered spaces now provide a pleasant environment. The rear areas are elevated and accessed by number steps and many of these areas would not be accessible for a person with a mobility issue. The main hotel building is not wheelchair accessible and it may be very difficult from a conservation and design perspective to provide a disabled access to the building.

The most recent application for the extension and alteration of the building were:

- **2015/154 - approved in Feb 2016**

Development **Permission in Full** for the development involving use of ball room as a guest lounge and addition of a breakfast kitchen

- **2016/85 – approved in Sep 2016**

Development **Permission in Full** for the development of **alteration of the roof to the main building facing Main Street and addition of a second floor verandah, with alteration of second floor layout.**

C. POLICY CONSIDERATION

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

- Intermediate Zone: Policies IZ1(a, b and g)
- Sewage, storm and Drainage: Policies SD1(b, c) and SD7
- Built Heritage Policies: BH1 (c), BH.2, BH.3, BH.4, BH.5

The assessment of the proposed development against the objectives of Built Heritage Policies of LDCP is difficult in that the rear area of the site is much changed from its historic past. Many of the alterations and extensions at the rear respect the historic character of the main original listed building in terms of their scale and use of material. Over the year, the use of space and modern characteristic and features of the building has evolved considerably, however it can be argued that many of the more recent features are congruous with the main building or the alterations and additions do not adversely affect the historic character, given the nature of the Island the availability of material.

The proposed development is an open steel framed structure to provide weather protection to extend the seating out area. There are no architecture or design merits

to the structure and it is simple in its appearance. It will similarly blend in with the features of the building as a whole and its use as hotel, restaurant, cafe and business entertainment venue.

CONSULTATION

Consultation responses have been received from a number of statutory consultees and no objects are raised in respect of the proposed development.

REPRESENTATION

Representation has been received from the Heritage Society in respect of the proposed development and the issues are summarised below:

- planning policy requires design to be appropriate to the character of the setting and appearance of historic asset, and to protect and enhance the Jamestown Historic Conservation Area as borne out in LDCP policies BH 1c, 2, 3 and 5;
- a more sympathetic design would be more appropriate to this important setting;
- the roof line would be best turned at right-angles so the roof line follows those of the adjacent back buildings;
- external materials and overall design including details should be more carefully considered to reflect the high quality of the existing Hotel;
- LDCP (Appendix 3) briefly describes the importance of the Jamestown Historic Conservation Area and points out the significance of the back buildings.

*“Jamestown is a complete colonial landscape, comprising an 18th Century town with earlier East India Company features and archaeology. The street pattern and many buildings are substantially unchanged since the later 18th century. **Many merchant houses remain and retain Georgian frontages, domestic accommodation, and at the rear separate cook houses, slave quarters and warehousing.**”*

OFFICER RESPONSE

The proposed structure to cover the rear area to provide protection from the weather and additional space for entertainment is simple in its design and construction, which could be located in most settings including historically sensitive areas. The issues is design and orientation of the roof. The roof ridge lines of the main buildings with elevation into Main Street is parallel to the highway, however, in the rear there are varying roof ridge lines; some are perpendicular with the main building and some are of similar orientation to the main buildings. On the application site, there are varying ridge lines for the out buildings. The ridge line of the proposed structure would sit just as comfortably as proposed and not affect the integrity of the area or the building.

The character of the rear of this building has been considerably changed over the years and rear area probably has little resemblance to the original design or layout, however as it has evolved its use over the years, many of the features whilst being very modern in the appearance have blended in well and can be considered to be harmonious with the overall character and its setting.

OFFICER ASSESSMENT

The proposed development is simple in design and given its location at the rear of the building which has been much altered over the years with number of developments and alterations associated with its use as hotel, restaurant, café and place of entertainment, it is considered to be acceptable in terms of design and use of material. As an overview, the proposed development is considered to respect the changing character of the rear section of this listed building curtilage and can be supported in term of the scale, design and material.