

Planning Officer's Report – LDCA APRIL 2021

APPLICATION	2021/17 – Change of Roof Sheeting from Corrugated Iron to IBR & Installation of Photovoltaic Panels
PERMISSION SOUGHT	Permission in Full
REGISTERED	4 th March 2021
APPLICANT	Gregory Cairns-wicks
PARCEL	JT090002
LOCALITY	Victoria Shop, Ladder Hill Corner, Shy Road, Jamestown
ZONE	Intermediate
CONSERVATION AREA	Jamestown Conservation Area
CURRENT USE	Existing Shop
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 5th March 2021▪ A site notice displayed in accordance with Regulations.
EXPIRY	19 th March 2021
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 Objection
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	Comments

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

The application site is part of the retail Shop on the corner of Market Street and Shy road in Jamestown. The plot is designated within the Intermediate Zone and within the proposed Jamestown Conservation Area.

Diagram 1: Location Plan

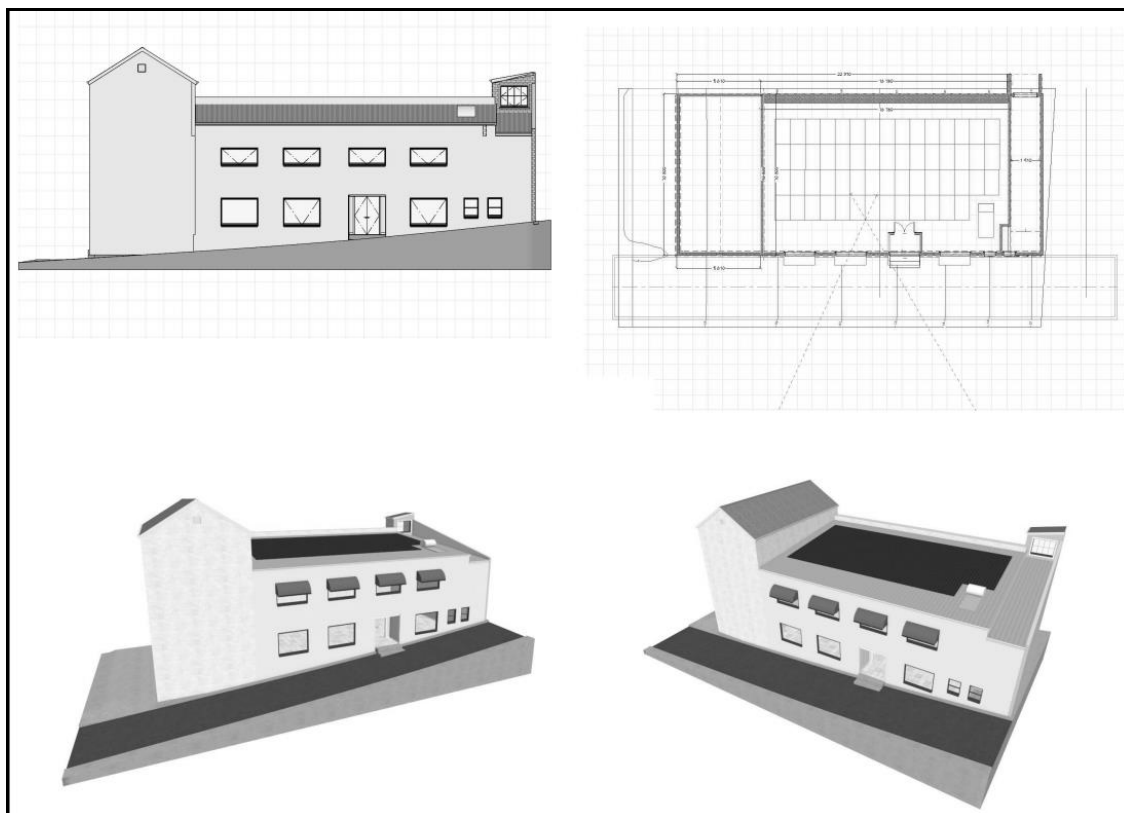


THE PROPOSAL

Works to be undertaken will consist of replacing the roof sheeting on the rear section of the Victoria Shop, which was constructed in 2004 that also adjoins the listed building at the front. Currently, the roof coverings are corrugated iron, where the developer requests to change to IBR sheeting, primarily due to the corrugated iron coming to an end of its life span. IBR has been proven to be significantly stronger and more durable in comparison to corrugated iron, and is commonly used around the

island. The developer would also like to install approximately 60 photovoltaic panels on the same rear section of roof, facing a northerly direction. The aim is to make use of renewable energy and reduce the shops carbon footprint and utility bills. Currently there is a single solar water panel on the northern elevation.

Diagram 2: Elevation for PV Panels



No representations were received from the public nor stakeholders. Comments were received from the Heritage Society, which reads the following:

‘We advise the appearance of the proposed panels should be considered from the viewpoints further up the Shy Road to ensure it does not adversely affect the Historic Conservation Area in general when viewed downhill. We have also raised concern with the Planning Officer about the tower on the roof shown in the drawings and we have been assured this is not part of the application. Provided the panels will not be visible from Market Street we have no objection.’

Officers Response – In considering this proposal, this development is within the curtilage of a listed building. The proposed siting of the panels will not have an adverse impact on the listed building or the setting of the conservation area. The panels will not be visible from Market Street, however will inevitably be visible from vantage points such as Jacobs Ladder. To mitigate the visual impact, it may be

considered appropriate to have the roof coverings in a dark slate grey colour, and can be conditioned accordingly.

POLICY CONSIDERATION

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

- Intermediate Zone: Policies IZ1 (a, b)
- Energy Policy: E5
- Built Heritage Policy: BH1 c)

OFFICER ASSESSMENT

The use of IBR sheeting to replace the corrugated iron can be considered acceptable. This material is widely used within the area and is a more robust sheet. Renewable energy is widely encourage as it is beneficial for the environment and in reducing utility costs. The panels will take advantage of the configuration of the roof, where it faces a northerly direction. No alterations to the roof are needed in terms of raising its profile, where they will be sited on the same plane as the roof, limiting their visual impact from the street. The panels will be visible from further up Shy Road or Jacobs Ladder for example, however cannot be avoided. If the Authority feels mitigation is required then it can be considered that the roof colour should be dark slate grey, however it is of the officer's opinion that the visual impact regardless will not be adversely impacted upon. Either red or dark slate grey would be welcomed. In conclusion the proposals can be supported.