

## Planning Officer's Report – LDCA MAY 2021

<b>APPLICATION</b>	<b>2021/14</b> – Proposal to Retain the Installation of an Awning (Retrospective Application)
<b>PERMISSION SOUGHT</b>	<b>Full</b>
<b>REGISTERED</b>	4 <sup>th</sup> March 2021
<b>APPLICANT</b>	Sally Ann Hickling
<b>PARCEL</b>	JT080029
<b>LOCALITY</b>	The Standard Bar, Jamestown
<b>ZONE</b>	Intermediate
<b>CONSERVATION AREA</b>	Jamestown Conservation Area
<b>CURRENT USE</b>	Public House
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"><li>▪ Independent Newspaper on 5<sup>th</sup> March 2021</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	19 <sup>th</sup> March 2021
<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 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



decided to keep the awning installation, retrospective permission is being sought to retain the awning over the entrance area.

**Diagram 2: The Installed Awning to the Front Elevation**



This single storey building, which is more a one-and-half storey building in relation to the adjoin building, however the top of the parapet wall is almost to the height of the eaves of these buildings. This is a newer building with no design or details on the elevation with features that relate to the adjoining older listed buildings. The entrance to the building is over number of steps behind a wall to a small landing area that can be described as viewing platform, as customers to the public house often stand around in this area.

**Diagram 3: The Impact of the Awning to the Front Elevation**



The awning is made of a square plastic frame with a nylon/polyester material providing the covering over for the shade. The frame is hung from the parapet wall by the plastic ties and rest approximately half-way between the top of the doorway and window and top of the parapet wall. The fascia board with the establishment name is below the level of the awning.

### **Neighbouring Buildings**

The adjoining buildings to the west of the application building are of two storeys in height. These buildings are listed. The immediately adjoining building is a cafe and the other is the bank of St Helena. The café has awnings over both of the windows on the side of the central doorway. The bank building also has an awning over the main window that was granted development permission in 2017. The only other buildings in the immediate area with awnings are the Thorps grocery store buildings. Those are more recent installations as these do not appear on any of the older historic photographic records. These awnings appear to be retractable, although they always appear to be pulled out. Whilst not quite in-keeping with the character and appearance of the buildings, they have been there for many years and an acceptable feature of the building.

The White Horse public house adjacent to the Market has also over years, on a temporary basis, installed an awning/canopy to provide shade at certain times of the year. Again this also has no planning consent, but can be considered as an accepted installation for short period at certain times of the year as a temporary structure that may not fall within the wider description of development.

### **POLICY CONSIDERATION**

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

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

Assessment of the proposal against these policies does not provide support for the development that has taken place. The installation of the awning is not in keeping with the elevation of this building both in terms of general design within the Intermediate Zone or more specifically against the historic context of this building both within its location in the conservation area and/or adjoining number of listed buildings.

### **REPRESENTATION**

Representation has been received from the Heritage Society and it raises concern on the acceptability of the awning on a building in the Bridge area of the Jamestown Historic Conservation Area. This installation has been intended as a temporary shelter

over the Christmas period but has now become permanent feature in this location. The development affects the external appearance of the building, even though the building is not Listed itself and the installation is not in compliance with LDCP policies IZ1, (a) and (b), BH1 (d) and BH3 and BH5, which all have the effect of saying that development (which includes an awning) must be appropriate to, or enhance, the setting and character of the Historic Conservation Area.

The Society also considers if protection from the elements is desirable in that public area, then an application for a proper permanent design should be submitted that enhances the appearance of the existing front elevation; and that also enhances its near neighbours, the area of The Bridge and the Historic Conservation Area in general, in such a way as to benefit all. In its current form, it does not appear to comply with the above policies and it could also be detrimental to the Historic Conservation Area and for these reasons the application should not be permitted.

**Officers Response** – The issue raised by the representation are appropriate in the respect of the installation as permanent feature in this prominent location. The design, materials and position of the awning on the elevation of the building gives rise to number of concerns within the historic environment and adjacent to number of listed building.

#### **OFFICER ASSESSMENT**

The architecture style of the building and elevated position of the entrance door and the main window to the elevation, that does not resemble a shop front like the adjacent buildings where the awning would normally be installed. The proposal is more of a plastic frame hung from the parapet wall with a nylon/polyester covering, which is cannot even be described as canopy. The installation detracts from the very simple building design in an historic area. Even as a temporary installation for a few weeks of the year, this is a distraction in the appearance of this area and as permanent a feature, in the context of this area, it cannot be considered to be in compliance with Built Heritage Policies of the Land Development Control Plan or in the context of design within the Intermediate Zone Policy.

The applicant has indicated that the covering material can be changed so that design and colour are acceptable in the context of the area. Given the position of the building in the central area and a very focal part of the town, this installation cannot be considered to be enhancing the conservation area or historic built heritage. It is acknowledged that a shade over this area could provide weather protection, however given that this is an entrance and exit to the building frequented by the public, should people be allowed to congregate on this landing area from a health and safety view point. Furthermore, would the grant of development consent for this installation further legitimise people congregating in this area which is not considered to be

suitable for this purpose and further encouraging the blocking of the entrance and exit point to the building. For uses such as public house, the requirement would be that all exits should be kept clear at all times. Whilst the control of customers and keeping the exits areas clear at all times is very much a business management issues, however development that may become a health and safety issues as a result of granting development consent is considered to be important element of assessment for the granting or refusing development permission.