

Planning Officer's Report – LDCA JUNE 2021

APPLICATION	2021/15 – Proposed Siting of Photo Voltaic Solar Panels (Retrospective Application)
PERMISSION SOUGHT	Full
REGISTERED	4 th March 2021
APPLICANT	Sally Ann Hickling
PARCEL	JT080029
LOCALITY	The Standard Bar, Jamestown
ZONE	Intermediate
CONSERVATION AREA	Jamestown Conservation Area
CURRENT USE	Public House
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

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| 13. Sure SA Ltd | No Objection |
| 14. Heritage Society | No Objection - Comments |

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

The application site is part of the public house on the eastern corner of group three properties facing the Market on the Bridge in the centre of Jamestown. The plot is designated within the Intermediate Zone and within the proposed Jamestown Conservation Area.

Diagram 1: Location Plan



THE PROPOSAL

As this is a retrospective development application, the proposal is to retain the installation of the photovoltaic panels that have been installed on the roof of this single storey building without the benefit of the development permission. The installation was carried in late January 2021 and was subject of news article in local newspaper being promoted as green energy development that would reduce the carbon footprint for the business. As a result of this publication, correspondence in respect of this development has been received by the Planning Service and questioning whether development had been granted. In view of the correspondence received, the property owner/business operator was advised that the development undertaken was unauthorised and that development permission was required for this installation as the property is within an historic conservation area and also adjacent to listed buildings.

The development includes the installation of ten photovoltaic solar panels, measuring 1M by 2M, on the roof of the building. The panel laid at an angle facing northwards. The roof of this building is flat and is behind a parapet wall. The parapet wall is approximately 0.6m in height. The roof is IBF of sheeting in light grey. Due the parapet the panel are not visible at street level. However, the roof of this building and hence the solar panel are visible from number of higher vantage points and in particular from the adjacent Greenlands store building.

Diagram 2: Elevation for PV Panels



REPRESENTATION

No representations was received from the public nor stakeholders. Comments was recieved from the Heritage Society, stating that it had no issues if the installation is not visible from stret level.

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

In considering this proposal for the retention of the photovoltaic panels, the main issues the potential impact on a building within a conservation and a potential impact on the setting of the adjacent listed buildings. It is also important to considered that the development may also be within the curtilage of a listed building as historic plans plan show that this site of this building was a vacant area the building that is now a café. The roofscape of the visible from the first floor window of the adjacent Greenlands building. The roof of the Standard bar is also visible from a number of

other higher vantage points, but this is not considered to be significant due number of other installation that more visible in the sight lines of this building.

It is concluded that the siting of the panels do not have a significant adverse impact on the setting of the adjacent listed buildings or any direct impact on the setting of the conservation area as the panels will not be visible from Market Street or the wider Bridge area at street level.