

## Planning Officer's Report – LDCA AUGUST 2021

<b>APPLICATION</b>	<b>2021/39</b> – Retrospective Application to Retain the Installation of Photovoltaic Panels & Replace the Existing Corrugated Iron Sheeting
<b>PERMISSION SOUGHT</b>	Permission in <b>Full</b>
<b>REGISTERED</b>	11 <sup>th</sup> May 2021
<b>APPLICANT</b>	Gregory Cairns-wicks
<b>PARCEL</b>	JT110044
<b>LOCALITY</b>	Barracks Warehouse, Barracks Square, Jamestown
<b>ZONE</b>	Intermediate
<b>CONSERVATION AREA</b>	Jamestown Conservation Area
<b>CURRENT USE</b>	Warehouse
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"><li>▪ Sentinel Newspaper on 13<sup>th</sup> May 2021</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	27 <sup>th</sup> May 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 - Comments
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. Sustainable Development	No Response

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 situated within the Barracks Square, Jamestown. The building in question is the Barracks Warehouse, where it is situated within the Intermediate Zone and proposed Jamestown Conservation Area.

**Diagram 1: Location Plan**



### THE PROPOSAL

The request is to retain the existing installation of photovoltaic panels on the building, which was installed in July 2020 by the applicant. The applicant was not aware that development permission was needed at the time. There are 32 panels on both the west and east elevations. The rationale for the installation was to reduce the cost of

running two commercial freezers used in the static storage of frozen goods for sale. The applicant has also proposed to change paint the roof grey to mitigate the visual impact of the panels, as well as replace the existing corrugated iron sheeting on the adjoining buildings on Market Street.

**Diagram 2: Layout of Panels**



## STAKEHOLDER CONSULTATION

No representations was received from the public. Comments was recieved from stakeholders; Connect St Helena Ltd and the Heritage Society.

**Connect St Helena:** this representation makes following observations:

‘The development request is a decision for planning but it assumes that the system will be off grid and that the developer is aware that any electrical apparatus connecting to the mains supply conform to BS 7671 IET 18th Edition, Requirements for Electrical Installations’ and that the system to be installed will have systems to prevent connection to the grid or the interference with the supply to other consumers;

**Heritage Society:** the representation states:

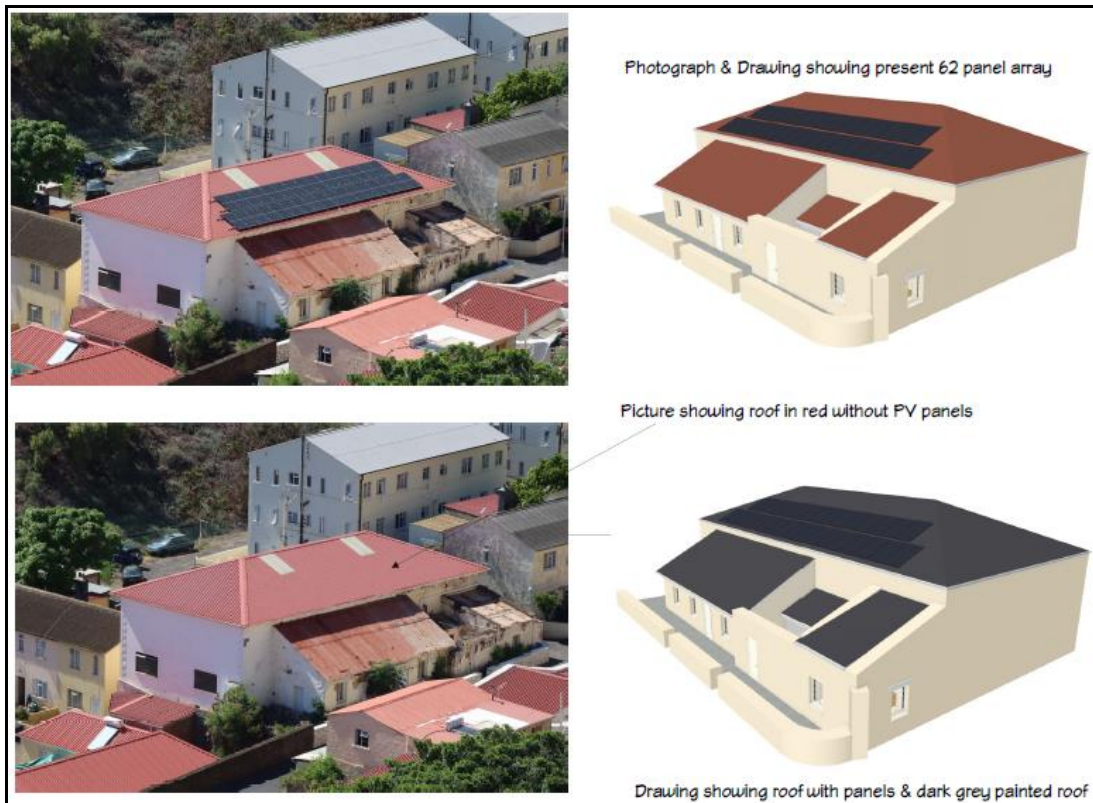
‘For consistency the Heritage Society recommends using the same design approach to solar panels that led to the revised application for the panels on the old cinema

(2021/34). Any changes to the roof colour needs to be carefully considered in relation to the LDCP roof policy for the conservation area.'

### Diagram 3: Photograph from East Elevation



### Diagram 4: Photograph from West Elevation



## **POLICY CONSIDERATION**

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

- Energy Policy: E5
- Built Heritage Policy: BH1 c)

## **OFFICER ASSESSMENT**

Policy E5 reads 'Development permission will be granted for the installation on existing buildings of solar hot water and solar electrical generation panels and related equipment of solar hot water and solar electrical generation panels and related equipment. In the case of buildings of architectural or historic interest and in National Conservation Areas, the design and siting of the panels are to be such that they do not adversely affect the character of the building...'

In this assessment, consideration is given to the impact on the building as well as the landscape which it is situated within. Albeit there are a number of rooftop installations within Jamestown that has been recognised for a number of years, which may not be considered aesthetically pleasing; with the popular increase of these systems, a holistic approach needs to be undertaken. This is where guidance is now being sought using Historic England as St Helena does not currently have any supporting guidance for these type of installations.

Although the current arrangement is not considered poor, the design could be improved upon with a rectangular configuration on the roofscape. However taking into account the applicants need for this particular number of panels to operate effectively, the relocation of 8 panels onto the north elevation would be considered more intrusive, where it would be more conspicuous from Market Street and other vantage points. Therefore one would need to weigh up the benefit of relocating eight panels that would achieve a rectangular design, or to have the panels visible on an additional elevation. In this case it of the officer's opinion that the current arrangement, where the painting of the existing roof and replacing the roof sheeting on the ancillary buildings will be sufficient to mitigate the visual impact of the panels within the setting of a conservation area.