

Planning Officer's Report – LDCA DECEMBER 2021

APPLICATION	2021/87 – Change of Windows & Doors to Upvc
PERMISSION SOUGHT	Full Permission
REGISTERED	21 st October 2021
APPLICANT	Geoffrey Augustus
PARCEL	JT110010
LOCALITY	No 10 Barracks Square, Jamestown
ZONE	Intermediate
CONSERVATION AREA	Jamestown Historic Conservation Area
CURRENT USE	Existing House
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 22nd October 2021▪ A site notice displayed in accordance with Regulations.
EXPIRY	5 th November 2021
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Response
2. Energy Division	No Objection
3. Fire & Rescue	No Response
4. Roads Section	No Objection
5. Property Division	No Response
6. Environmental Management	No Response
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

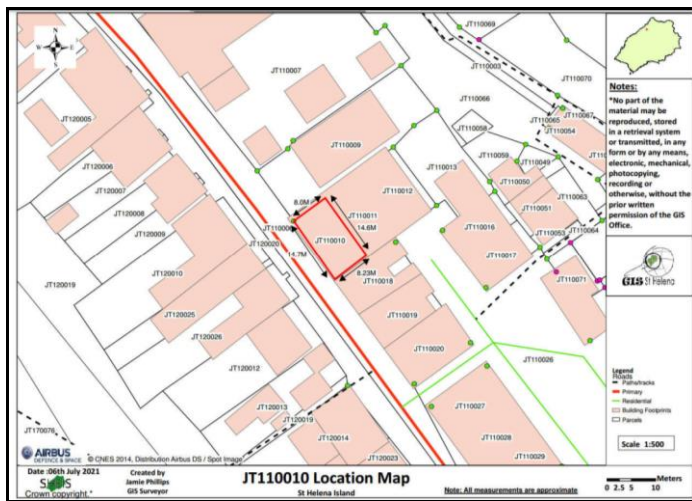
No Response

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

The application site is located in the middle of Jamestown and is one of the residential units that make up Barracks Square. The plot is designated within the Intermediate Zone and within the proposed Jamestown Historic Conservation Area.

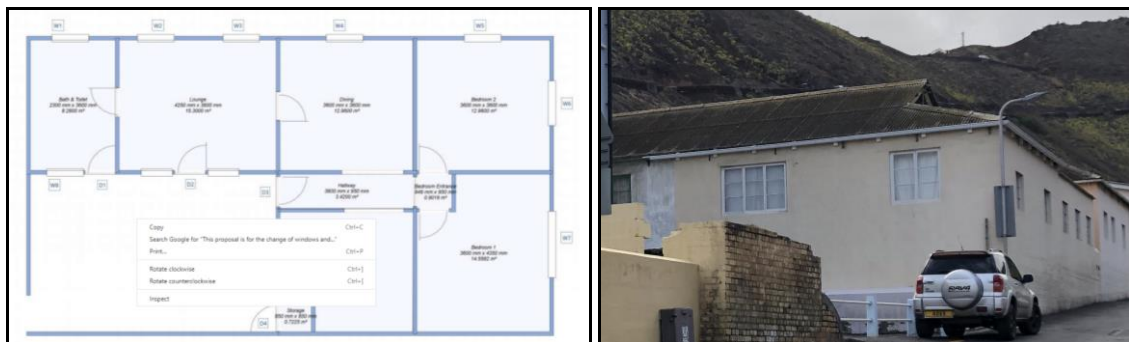
Diagram 1: Location Plan



THE EXISTING

The existing building makes up the northwest corner of a number of houses that forms a square referred to as the Barracks. The existing building has a combination of galvanised and timber windows and doors with varying designs and operations that has evolved over the years with extensions and alterations that have taken place.

Diagrams 2 - 7: Plan Layout & Images Showing Existing Windows & Doors





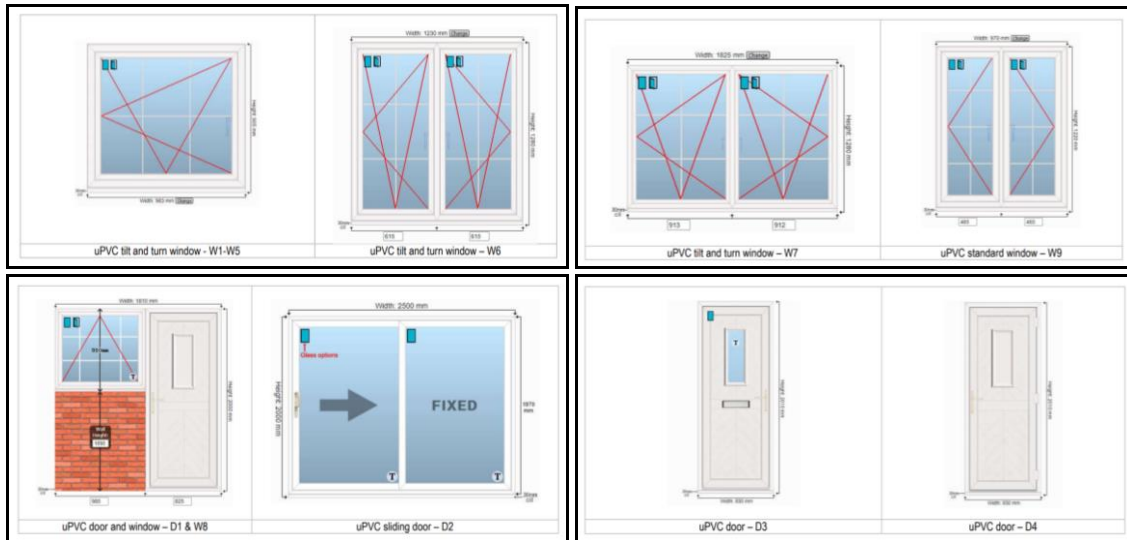
THE PROPOSAL

The proposal is for the change all windows on both elevations street side and the windows and external doors within the courtyard. It is proposed to change the galvanised and timber for uPVC. The UPVC tilt and turn windows will be used for the street facing windows. This will be a safer option for opening and cleaning the windows on the street side. All replacement windows and doors will fit within the existing openings after removal. Below is a table showing the existing and proposed with dimensions:

Diagram 8: Window & Door Schedule

Ref	Existing	Proposed replacement	Room Location	Size (W)	Size (H)
W1	Galvanised 8 Light Window	UPVC Turn & Tilt Window	Bathroom & Toilet	993 mm	915 mm
W2	Galvanised 8 Light Window	UPVC Turn & Tilt Window	Lounge	993 mm	915 mm
W3	Galvanised 8 Light Window	UPVC Turn & Tilt Window	Lounge	993 mm	915 mm
W4	Galvanised 8 Light Window	UPVC Turn & Tilt Window	Dining	993 mm	915 mm
W5	Galvanised 8 Light Window	UPVC Turn & Tilt Window	Bedroom 2	993 mm	915 mm
W6	Wood 6 Light Window	UPVC Window	Bedroom 2	1240 mm	1290 mm
W7	Wood 9 Light Window	UPVC Window	Bedroom 1	1835 mm	1290 mm
W8	Galvanised 8 Light Window	UPVC Window	Bathroom & Toilet	993 mm	915 mm
W9	Wood 12 Light Window	UPVC Window	Kitchen	980 mm	1230 mm
D1	Wood Door	UPVC Door	Bathroom & Toilet	835 mm	2010 mm
D2	Wood/Glass door with side louvres	UPVC Door	Lounge	2510 mm	2010 mm
D3	Wood/Glass door	UPVC Door	Hallway	840 mm	2020 mm
D4	Wood door	UPVC Door	Storage	840 mm	2020 mm

Diagrams 9 - 12: Proposed Window & Door Design



REPRESENTATIONS

No representations were received from any statutory body or members of the public, including immediate neighbours.

LEGAL AND POLICY FRAMEWORK

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

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

OFFICER'S ASSESSMENT

Generally a request such as this would be granted under the delegated powers of General Development Order, however due primarily to its location within the conservation area, the proposal requires a development application to be submitted for the consideration of the Authority.

In assessing the impact of the development on the existing house, it is evident from the similar sizes and the tilt and turn design openings, that lighting and ventilation will not be affected into the main living areas of the house. The proposal, because of its opening designs will create a more functional and safer environment for the occupants from a cleaning perspective in relation to its direct contact with the street.

The appearance of the development will not be adversely impacted upon, as the windows proposed are of the same size and colour and carry some of the same small pane features as the existing.

Although the building is within the proposed conservation area, the proposal itself is not on a building of historical significance, therefore, the change from galvanised and timber to Upvc is considered acceptable in this area as can be seen with the window changes from galvanised to white Upvc coated windows made to Moores Flats in the image below. Moores Flats is directly adjacent to the proposed development.

Diagrams 13: Moores Flat's Window Change



Overall, this development will not adversely impact the appearance of the existing building nor the setting of the conservation area, and therefore can be supported.