

## Planning Officer's Report – LDCA DECEMBER 2021

<b>APPLICATION</b>	2021/96 – Proposed Installation of Photovoltaic Panels
<b>PERMISSION SOUGHT</b>	Permission in <b>Full</b>
<b>REGISTERED</b>	4 <sup>th</sup> November 2021
<b>APPLICANT</b>	Consulate Investments
<b>PARCEL</b>	JT040046
<b>LOCALITY</b>	The Consulate Hotel, Main Street, Jamestown
<b>ZONE</b>	Intermediate
<b>CONSERVATION AREA</b>	Jamestown Conservation Area
<b>CURRENT USE</b>	Hotel
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"><li>▪ Sentinel Newspaper on 4<sup>th</sup> November 2021</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	18 <sup>th</sup> November 2021
<b>REPRESENTATIONS</b>	None Received
<b>DECISION ROUTE</b>	<del>Delegated</del> / LDCA / EXCO

### A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Objection
2. Energy Division	No Response
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 Objection - Comments
12. National Trust	No Response

13. Sure SA Ltd

No Objection

14. Heritage Society

No Response

## B. PLANNING OFFICER'S APPRAISAL

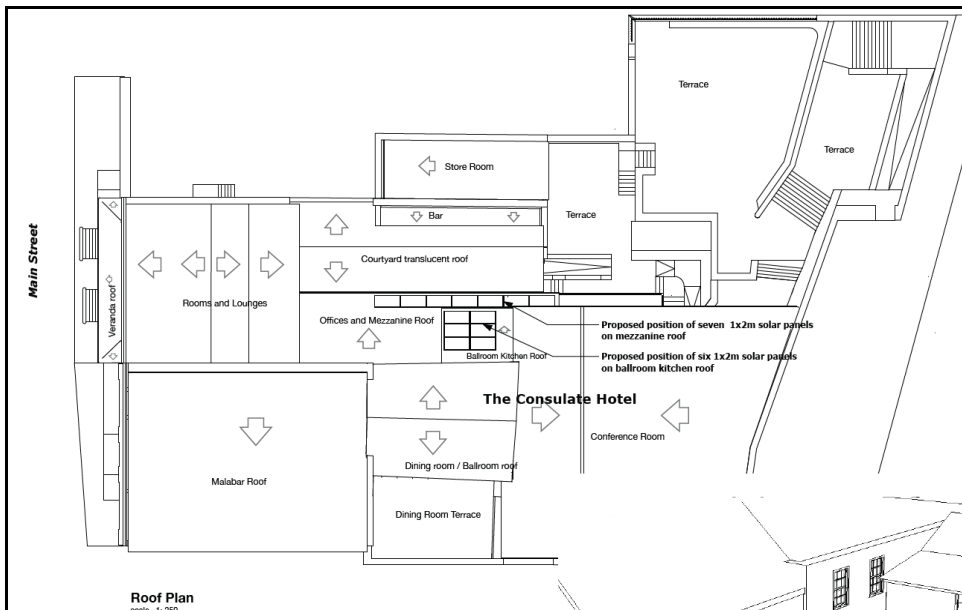
### LOCALITY & ZONING

The application site is the Consulate Hotel building in Jamestown, which is a Grade I listed building. The plot is designated within the Intermediate Zone and within the proposed Jamestown Conservation Area.

**Diagram 1: Location Map**



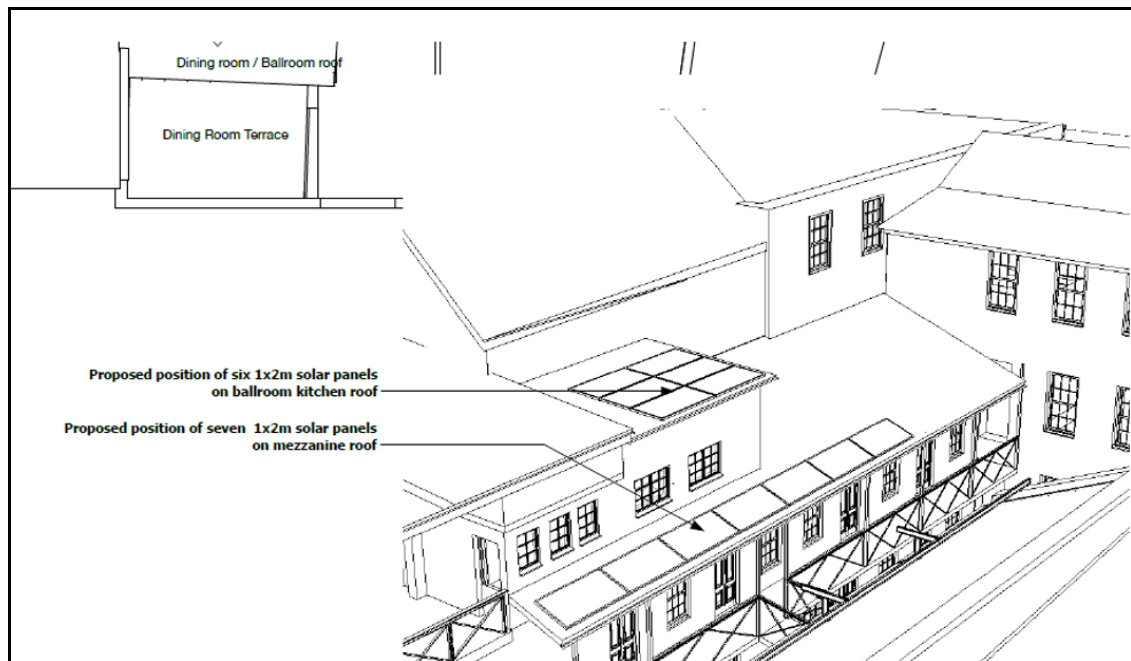
**Diagram 2: Layout of Panels**



## THE PROPOSAL

The request is to install 13 photovoltaic panels, which will be situated on two different areas. Seven panels will be installed on the office and mezzanine roof, and six panels on the ballroom kitchen roof. These panels will measure approximately 1m x 2m. The rationale for the proposal is the urgent need by the applicant to reduce their electricity overhead, which the second greatest expense to be paid each month. The location of the panels was dictated by the roof space available, and is the only area which has both a new roof and angle for installation. A further advantage is the panels will be shielded from key vantage points in comparison to other roof spaces.

**Diagram 2: Elevation**



## STAKEHOLDER CONSULTATION

No representations were received from the public. Comments were received from Sustainable Development.

**Sustainable Development:** the representation states:

'Sustainable development supports the installation of PV panels with the aim of reducing costs to businesses.'

## POLICY CONSIDERATION

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

- Energy Policy: E5
- Built Heritage Policy: BH1 a) & 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. 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...'

Pre-application discussion took place between the Planning Officer and the developer on this proposal, where it was encouraged to utilise the roof spaces at the rear of the Hotel rather than those on the principle elevation, which are more readily visible. The proposal satisfies the request, as the installation will not interfere with any architectural features of the building, nor can be visible from the street elevation. The design will have a uniformed appearance and a relatively minimal physical footprint on the roof scape. As the proposal will not adversely impact the amenity of the listed building nor the setting of the conservation area, this development can be supported.