

Planning Officer's Report – LDCA MARCH 2022

APPLICATION	2022/01 – Restoration of Existing Roof with slate
PERMISSION SOUGHT	Permission in Full
REGISTERED	6 th January 2022
APPLICANT	Paul Gunnel
PARCEL	JT030005
SIZE	0.03 (124m ²)
LOCALITY	Castle Gardens, Jamestown
ZONE	Intermediate Zone
CONSERVATION AREA	Heritage Coast
CURRENT USE	Current Residence
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 7th January 2022▪ A site notice displayed in accordance with Regulations.
EXPIRY	21 st January 2022
PUBLIC REPRESENTATIONS	None
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 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 Objection
13. Sure SA Ltd	No Response
14. Heritage Society	No Response

B. PLANNING OFFICER’S APPRAISAL

LOCALITY & ZONING

The development site is situated north of the Castle Gardens within the Intermediate Zone and also the Jamestown Conservation Area (Heritage Coast) where built heritage policies are a consideration.

Diagram 1: Location Plan



EXISTING

The building for proposed development was formerly called “Signal Station” and sits in the vicinity of the Castle and other historic buildings and therefore carries some historical value even without a listing.

Diagram 2: Images of Existing House showing existing Roof



PROPOSED

The developer proposes to replace the existing corrugated iron roof with slates. It is worth noting that the existing corrugated iron roofing is not original and from the design of the existing timber roof structure it is evident that it was designed to support a slate roof which was likely the original roof cover.

Diagram 3: Image of Slate to be used



POLICY CONSIDERATION

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

Coastal Zone Policy **CZ.2** (1): *'all development complies strictly with a Coastal Village development design brief and management agreement for the area which defines the height, scale, proportion, details, external materials and landscaping of all new buildings, including their roofs, the layout and provision of roads and services including any new access road, **the conservation of historic structures within or adjoining the development area**, the future maintenance of all buildings and services to ensure sustainability and no risk of pollution; and to maintain public access to beaches and other public areas; and to ensure that the effects of climate change are fully considered.*

Built Heritage Policy **BH.1** (a): *Development which encourages, supports and includes conservation of historic structures and their setting, including listed buildings, monuments and fortifications and related artefacts, will be permitted with appropriate requirements, including planning gain, to secure such conservation.*

(c): Development in Historic Conservation Areas will be permitted only if it enhances and protects the character of the Area by reference to scale, proportion, details and external materials of the proposed development in relation to those of the Historic Conservation Area.

BH.2: *The layout, design, materials, scale, siting and use of any development shall be appropriate to the character and appearance of the historic asset and its setting.*

OFFICER'S ASSESSMENT

Given the close proximity this building has with the Castle which is Grade One listed and features slate roof covering and bearing in mind that the original roof covering on this building was likely slate in view of the existing timber roof structure design, it is considered an improvement and an enhancement to a historic conservation area to replace the corrugated iron roof with slates, it will also be consistent with and protects the character of the area.

Overall the development complies with the LDCP policy and creates an appearance that is acceptable with regards to the historic character of the surrounding area and therefore can be supported.