

Planning Officer's Report – LDCA APRIL 2022

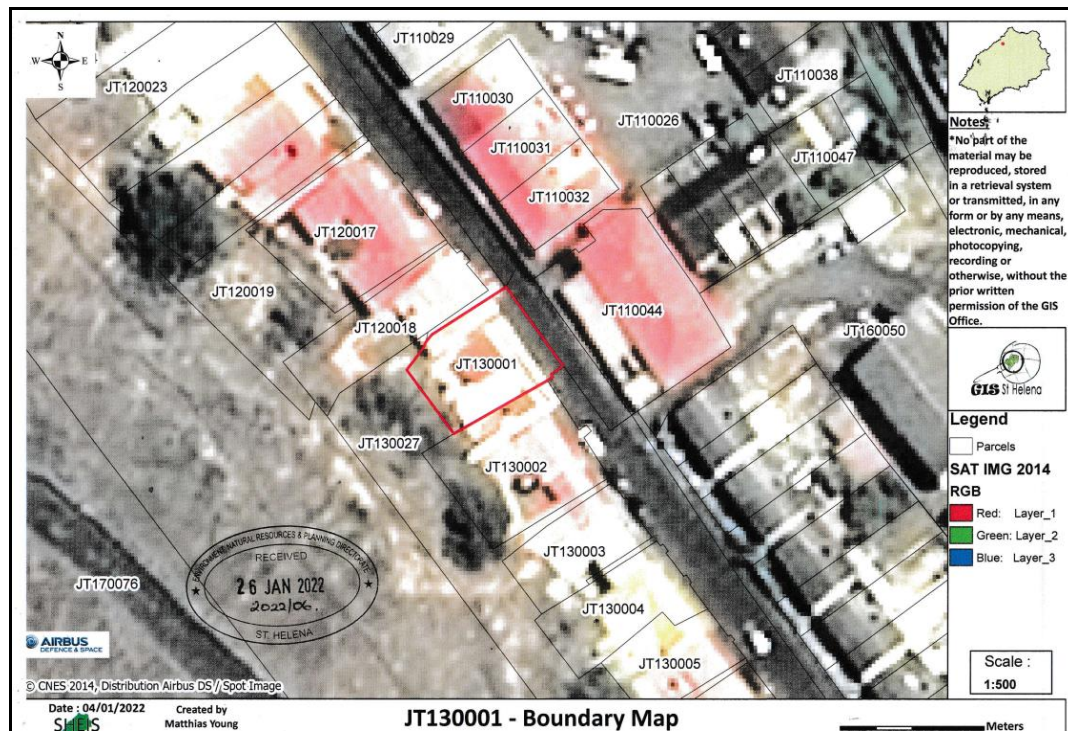
APPLICATION	2022/06 – Change of Windows & Doors to Upvc
PERMISSION SOUGHT	Full Permission
REGISTERED	3 rd February 2022
APPLICANT	Belinda Bennett
PARCEL	JT130001
LOCALITY	Jamestown
ZONE	Intermediate
CONSERVATION AREA	Jamestown Historic Conservation Area
CURRENT USE	Existing House
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 4th February 2022▪ A site notice displayed in accordance with Regulations.
EXPIRY	18 th February 2022
REPRESENTATIONS	One Received from a Member of the Public
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 Response
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 Objection
13. Sure SA Ltd	No Objection

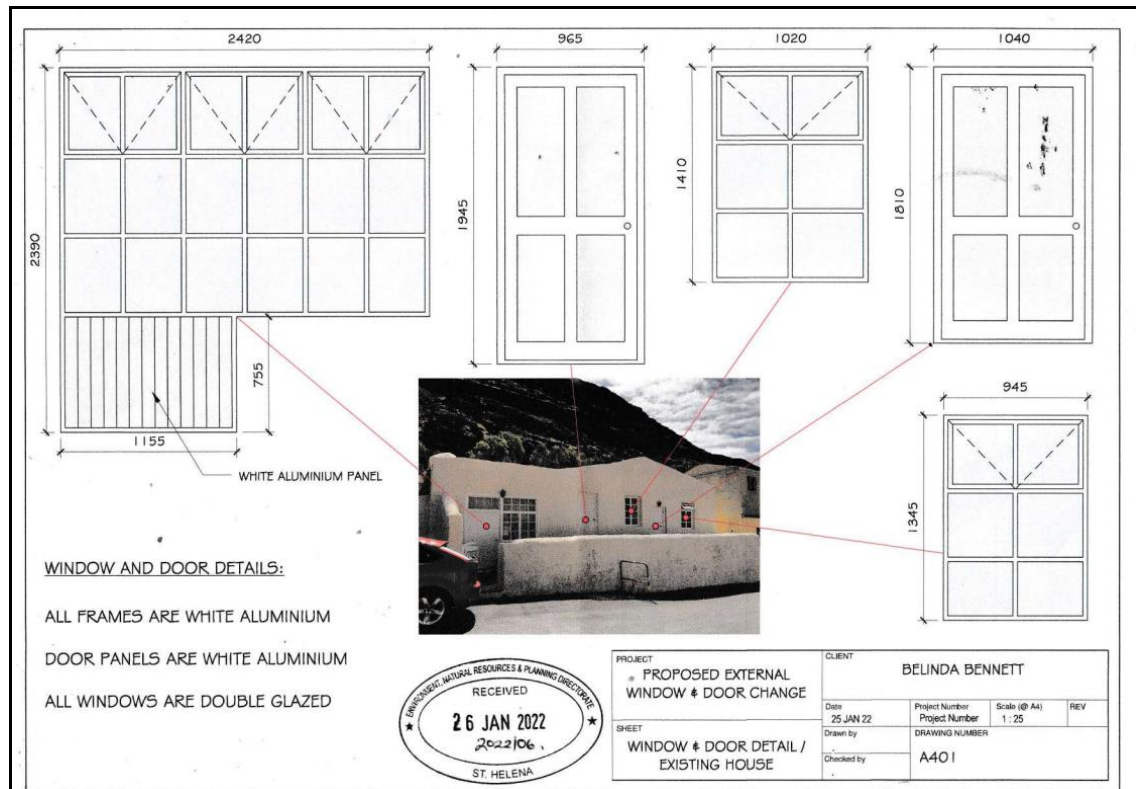
B. PLANNING OFFICER'S APPRAISAL**LOCALITY & ZONING**

The application site is located in the middle of Jamestown and is designated within the Intermediate Zone and within the proposed Jamestown Historic Conservation Area.

Diagram 1: Location Plan**THE PROPOSAL**

The proposal is for the change all windows and doors on the front/street-side elevation. It is proposed to change the timber framed single glazed for PVC coated aluminium double glazed. All replacement windows and doors will fit within the existing openings after removal and convey a similar design as the original apart from the door and surrounding window to the left of the elevation. It is proposed to remove the door and replace with window sash at the top and PVC coated aluminium panel on the bottom. The rationale for the change is that the owner would like to reduce the noise coming into the property from traffic, as well as have a more maintenance free option in terms of material. Currently the owner has experienced water ingress through the sills and runners, which has caused issues with water running down the walls and soaking into the carpets.

Diagrams 2: Proposed Window & Door Design



REPRESENTATIONS

No representations were received from any statutory body. However, there was one representation from Mr Andy Pearce, where he states:

‘Having considered this application in relation to LDCP policies and also the general background of the Crallan Report (which led to the building being listed), the proposal does not enhance the conservation area. In fact permitting anything other than a traditional design in traditional materials would be harmful to its Group Value.

This is concerning as other similar buildings in Jamestown notably in Market Street, New Bridge and at the Prison appear to have lost their traditional windows and doors within the last two years or so, and which seem to have been changed without submission of an application or any comment from the Authority.

Although this applicant says they consulted the planning they have not indicated if any advice was given. Therefore this application raises again the need for a Conservation Area Management Plan, a consistent approach and the need for public involvement.’

LEGAL AND POLICY FRAMEWORK

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

- Intermediate Zone Policies
- Built Heritage Policy: BH1 c)

OFFICER'S ASSESSMENT

The building is listed within the Crallen Report, however is not graded and only given 'group value.' The Crallen Report states that ...'some buildings are given Grade III and G.V. (Group Value) where the latter is held to enhance their architectural quality. In other cases group value is noted by itself, where the same building standing on its own could not by any criterion be awarded special merit.' From this statement, it seems that the fabric of the building is what contributes to the wider area. In this instance, it is for the Authority to determine if the change of material is something that will significantly affect the character of the area, adjoining buildings and value of the building. Although the material proposed is not traditional, it is of the officers opinion that the retaining of a sash design and the change from door to window with a PVC is not significant enough to detract from the appearance of the building or to have an adverse impact on the setting of the area. A condition will be added to ensure the windows are recessed from the outside wall, and the general appearance remains somewhat the same.