

Planning Officer's Report – LDCA APRIL 2022

APPLICATION	2022/07 – Proposed Installation of Handrail
PERMISSION SOUGHT	Permission in Full
REGISTERED	22 nd February 2022
APPLICANT	Baptist Church
PARCEL	JT120003
LOCALITY	Baptist Chapel, Market Street, Jamestown
ZONE	Intermediate
CONSERVATION AREA	Jamestown Conservation Area
CURRENT USE	Church
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Sentinel Newspaper on 24th February 2022▪ A site notice displayed in accordance with Regulations.
EXPIRY	10 th March 2022
REPRESENTATIONS	One Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

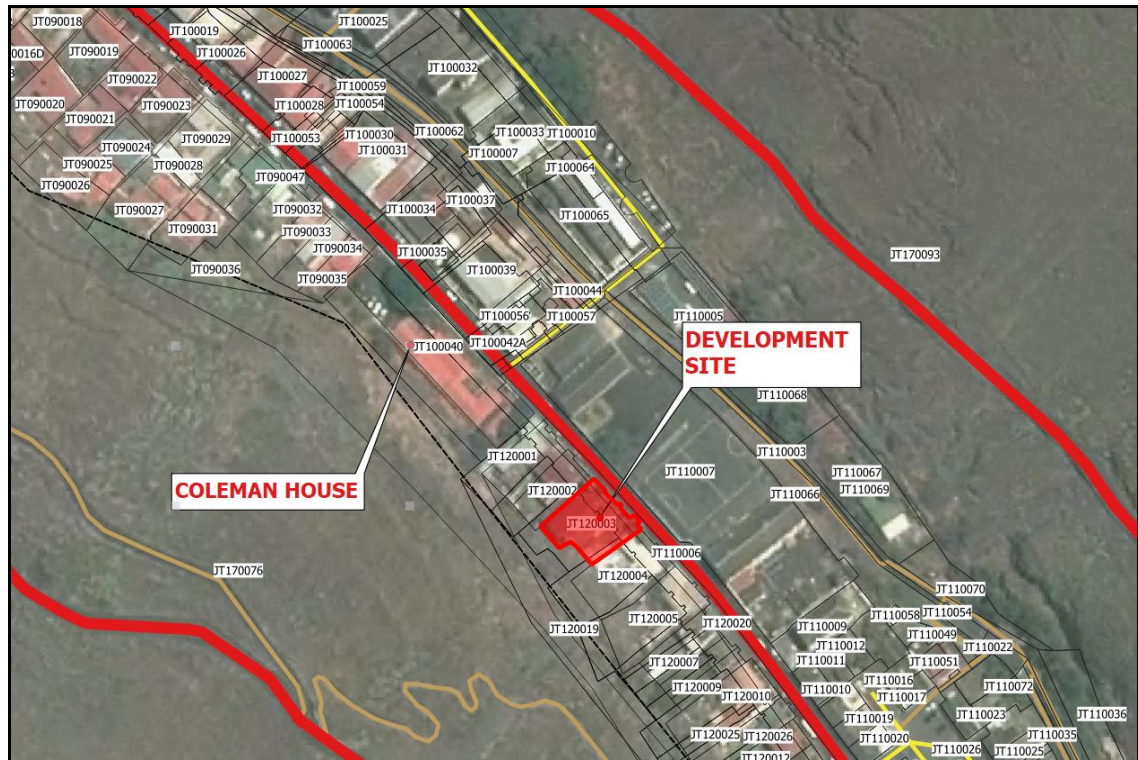
1. Sewage & Water Division	No Objection
2. Energy Division	No Objection
3. Fire & Rescue	No Response
4. Roads Section	No Objection
5. Property Division	No Response
6. Environmental Management	No Objection (Comments)
7. Public Health	No Response
8. Agriculture & Natural Resources	No Response
9. St Helena 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 referred to as the Baptist Church and is situated on the west side of Jamestown Street, opposite Pilling School playground. The plot is designated within the Intermediate Zone and the Jamestown Conservation Area. The building is Grade I Listed.

Diagram 1: Location Site



THE PROPOSAL

The request is to install handrails on both pillars of the Chapel entrance leading off the street to the Church. The applicant proposes to use 42mm diameter galvanised pipe, bent at three points to allow connections on the step below and the inner side of the pillars. The joining points will be plated and bolted to allow firm connections to the existing structure.

The rationale behind the proposal is to provide a safer stepped access through the Chapel entrance especially for the elderly and disable users.

Diagram 2: Elevation

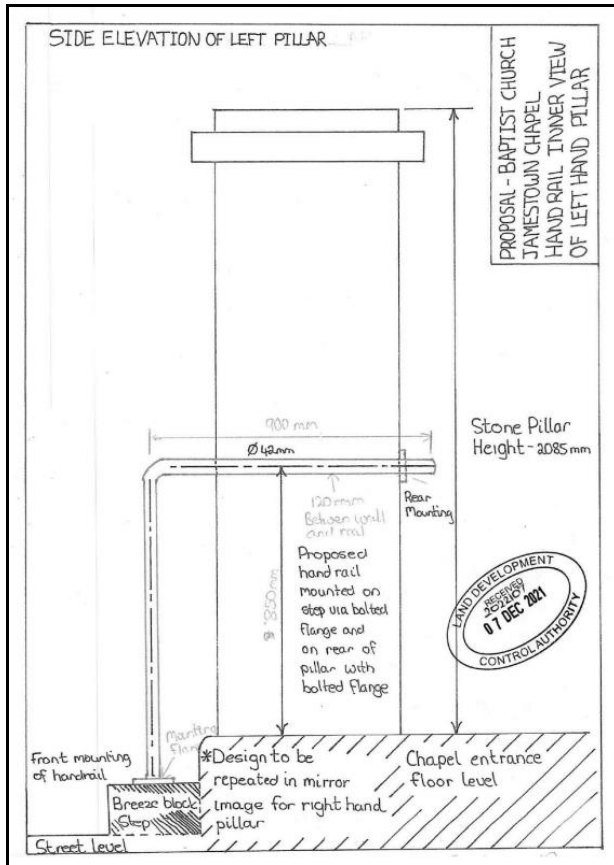
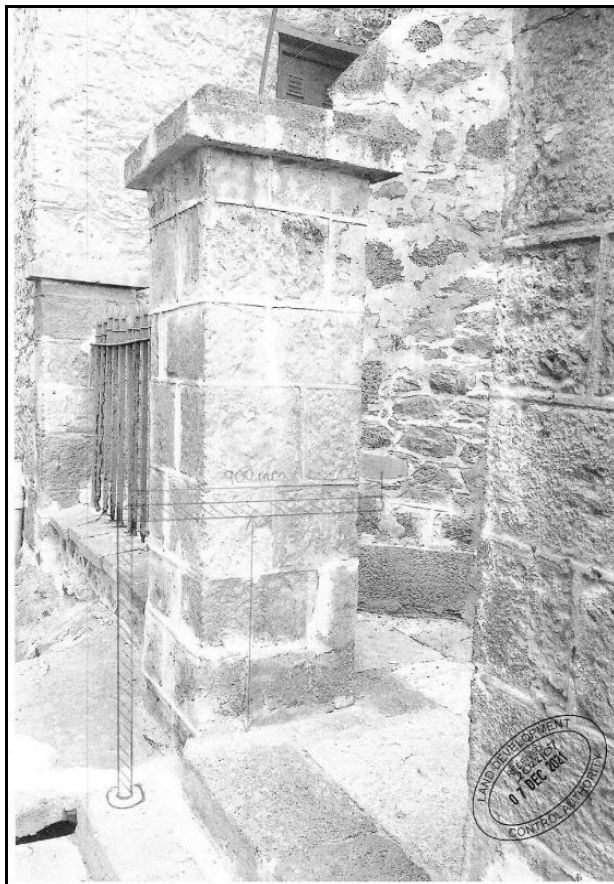


Diagram 3: Image of existing Chapel entrance



STAKEHOLDER FEEDBACK & REPRESENTATION

One representation was received from a member of the public, and comments from EMD.

Andy Pearce - *The number of steps on the drawing does not correlate to those in reality. It would therefore not be clear to anyone how the proposal would work in practice.*

The purpose of the railings is not clear. Is it being proposed for a specific parishioner, or as sometimes happens, is it the result of an erroneous belief that disabled equipment is legally required to be fitted?

This Grade I listed building is delightful for its small scale and crisp simplicity. Tiny additions such as this can damage that character. There may be no real need for it, or an alternative, simpler design or other solution might be better.

Officers Comments: Diagram 3 above clearly shows how the proposal will work, allowing the proposed rail to be bolted to the second step down from the chapel entrance and to the inner side of the pillar.

The proposed hand rails creates a more safer stepped access from the street through the chapel entrance onto the church.

The design proposed is simple and while the addition makes a minor change to the appearance, it can be removed at any time in the future allowing the building to return to its current state.

Environmental Management Division: *Crallan lists the Baptist Chapel as a Grade I listed building, however no objection to the proposed installation of handrails on the grounds that this will provide a means for safer access.*

POLICY CONSIDERATION

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

- Built Heritage Policy: BH1 a, b & c)

OFFICER ASSESSMENT

While the installation of metal safety handrails on a grade 1 listed building doesn't necessarily enhance its character, the proposal also does not adversely impact the integrity of the building.

The handrails will create a safer access for the more vulnerable members of the church thus allowing them to still attend religious services. In conclusion, the design of the handrails are simple, unobtrusive, as well as ensures the building is more

accessible, where no demolition works or alterations to the structure are required, and if removed at some point in the future the building and surrounding structures will retain its character and appearance. The proposed development also will contribute to enabling the continuous use of the building therefore supporting its conservation of the historic asset in accordance with BH1 a)

As the proposal will not adversely impact the amenity of the listed building or its setting, this development can be supported.