

Planning Officer's Report – LDCA NOVEMBER 2022

APPLICATION	2022/61 – Proposed Replacement of Windows
PERMISSION SOUGHT	Full Permission
REGISTERED	29 th September 2022
APPLICANT	Andrew Yon
PARCEL	JT160025
LOCALITY	Drummond Hay Square, Upper 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 30th September 2022▪ A site notice displayed in accordance with Regulations.
EXPIRY	14 th October 2022
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / 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 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 Upper Jamestown at Drummond Hay Square. The plot is designated within the Intermediate Zone and within the Jamestown Historic Conservation Area.

Diagram 1: Location Plan**THE PROPOSAL**

Currently on the ground floor, the existing windows are made from timber and the first floor made from galvanized steel. The windows are deteriorating due to their age and have become seized. The request is now to use PVC windows to replace both the ground and first floor due to the problems incurred with the timber/galvanized windows, therefore the applicant thought it was appropriate to use the same materials and design as the neighbouring properties.

Diagrams 2: Existing Ground & First Floor Windows



Diagram 3: Proposed Ground Floor Design



Diagram 4: Proposed First Floor Design



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

In assessing this proposal, the windows to replace the existing galvanized windows on the first floor are not of a traditional era to Georgian Jamestown, therefore the replacement with PVC will cause no increase in harm on the appearance of the building or setting of the area. Timber windows are more traditional to the setting of Jamestown, however given there has been significant changes with the use of PVC both on this building and the wider conservation area, in this instance the

replacement can be supported, as the windows will be identical to that in the neighbouring flat.