

## Planning Officer's Report - LDCA 19 DECEMBER 2022

<b>APPLICATION</b>	2022/85 – Proposed Installation of a Window
<b>PERMISSION SOUGHT</b>	Full Permission
<b>REGISTERED</b>	22 <sup>nd</sup> November 2022
<b>APPLICANT</b>	Cyril R George
<b>PARCEL</b>	JT040016
<b>LOCALITY</b>	Main Street, Jamestown
<b>ZONE</b>	Intermediate Zone
<b>CONSERVATION AREA</b>	Historic Conservation Area
<b>CURRENT USE</b>	Dwelling/Government Office
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"><li>▪ Sentinel Newspaper on 24<sup>th</sup> November 2022</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	8 <sup>th</sup> December 2022
<b>REPRESENTATIONS</b>	None Received
<b>DECISION ROUTE</b>	<del>Delegated</del> / LDCA / EXCO

### A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Response
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 Objection
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
14. Heritage Society	No Response

## B. PLANNING OFFICER'S APPRAISAL

### LOCALITY & ZONING

This site is located at Burtoms next to Essex House on Main Street, Jamestown. The proposed new window is in a party wall between the kitchen in Burtoms and the courtyard in Essex House. The site is in the Intermediate Zone and the Jamestown Conservation Area. Both properties are listed (Essex House is Grade 1 listed and Burtoms is Grade 2 Listed).

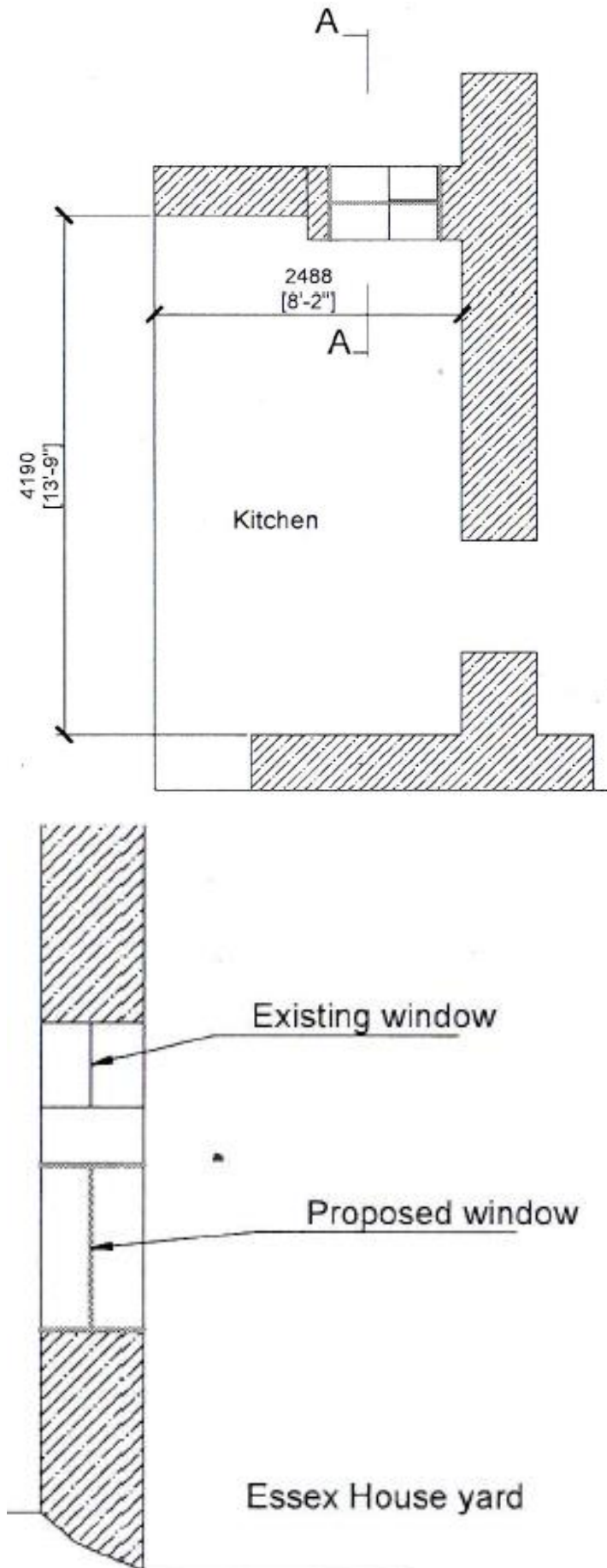
**Diagram 1: Location Plan**



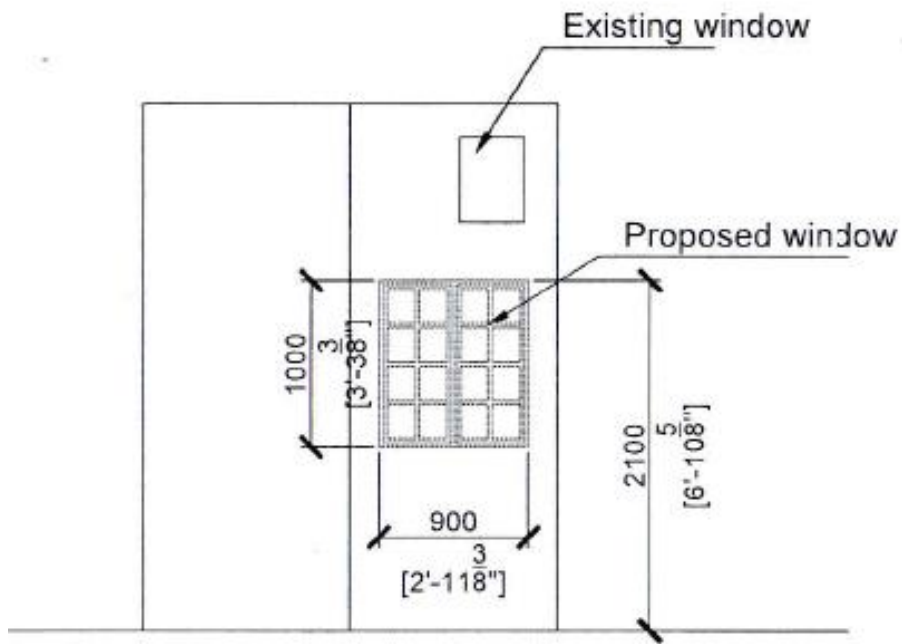
### PROPOSED

The proposal is to install a new window (1m x 0.9m) in the stone wall between the kitchen in Burtoms and the courtyard in Essex House. The new window will be below an existing window (approx. 0.5m x 0.4m). At present natural light is limited into the kitchen.

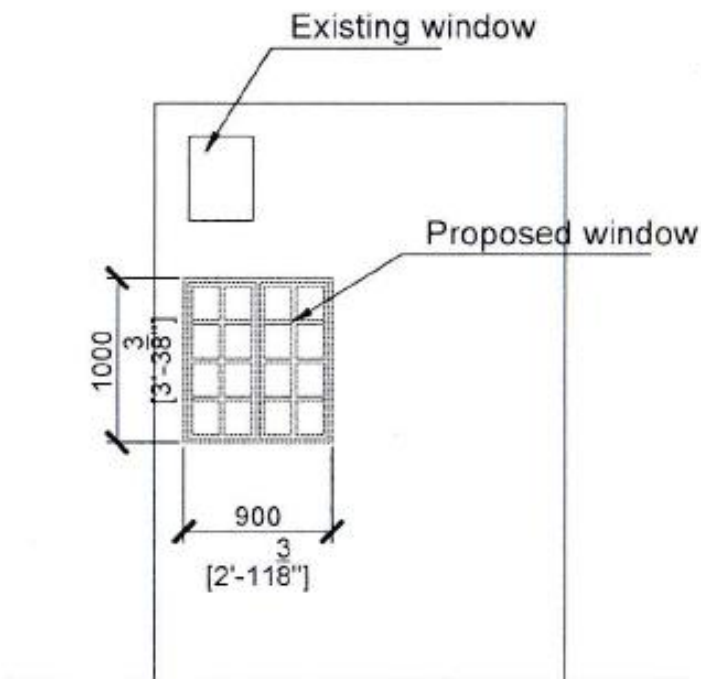
Diagram 2: Site Plan and Section



**Diagram 3: Elevations**



**View from Inside**



**View from Outside**

## **REPRESENTATIONS**

No representations were received from any members of the public and no objections or comments were received from any stakeholders.

## **POLICY FRAMEWORK**

The relevant policies of the Land Development Control Plan (LDCP 2012 - 2022) that are applicable in the assessment of the proposed development are set out below:

- Intermediate Zone: Policies IZ1 (a, b, d, and f)
- Built Heritage: Policies BH1, BH2, BH3.

## **OFFICER'S ASSESSMENT**

The proposal is located in the stone wall between 2 listed buildings, in the Jamestown conservation area. The window is not visible from any public place and can only be seen externally from the courtyard in Essex House.

The window is of a traditional style constructed of wood and painted white, which is in-keeping with the character of other windows in the Essex House courtyard. The scale and location of the development would not have any significant impact on the character of the conservation area or the listed buildings and is considered to be appropriate.

Overall the proposal complies with relevant policies in the LDCP and can be supported.