

Planning Officer's Report - LDCA MARCH 2023

APPLICATION	2023/04 – Proposed Balcony & Verandah Extension
PERMISSION SOUGHT	Full Permission
REGISTERED	26 th January 2023
APPLICANT	Marjorie Harding
PARCEL	JT130025
LOCALITY	Sapper House, Upper Jamestown
ZONE	Intermediate Zone
CONSERVATION AREA	Jamestown Historic Conservation Area
CURRENT USE	Existing House
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Sentinel Newspaper on 26th January 2023▪ A site notice displayed in accordance with Regulations.
EXPIRY	9 th February 2023
REPRESENTATIONS	One 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	Objection - Comments
13. Sure SA Ltd	No Objection

14. Heritage Society
15. Maritime Authority

No Response
Not Applicable

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

This plot is located near Benji's Store in Upper Jamestown, where it is designated within the Intermediate Zone and Jamestown Historic Conservation area.

Diagram 1: Location Plan



PROPOSED

The developer proposes to construct a ground floor verandah on the front of the property, which will also support a balcony above. The existing windows will be converted to two French doors. Ground floor alterations will include removing the existing front door and constructing a WC inside the existing porch and re-positioning the door forward in line with the new wall. This will be constructed from blockwork, rendered and painted to match the existing finish. The verandah and balcony will be supported with timber posts, beams, joists and marine plywood flooring.

Diagram 2: Existing Front Elevation



Diagram 3: Proposed Front Elevation



STAKEHOLDER FEEDBACK & REPRESENTATIONS

One representation was received from a member of the public, and one objection from St Helena National Trust

St Helena National Trust: Objection – ‘The St Helena National Trust is trying to ensure that the front facing buildings of Jamestown retains its Georgian heritage. Whilst this building is somewhat different to most of the buildings in the area and newly built (and I appreciate a few more have been changed in appearance), we are objecting as building a veranda on the front does not have the same aesthetic look and feel of Jamestown.

Jamestown has been highlighted as a potential cultural site for St Helena if we would like to move forward with a World Heritage site application. We therefore need to ensure that Jamestown does not lose its cultural value.’

Representation #1:

'This application presents a rare opportunity to improve the street scene in the Historic Conservation Area.

The character on Upper Jamestown in common with the rest of the town is that of an urban street fronted directly by a continuous 'wall' of houses and boundary walls, with roof ridges running parallel to the street. There are a number of verandas at ground and first floor levels which rise from boundary walls.

This post-1974 house breaks those characteristics being aligned perpendicular to the street and also set back making a gap in the street 'wall'.

The proposal for a balcony is also out of character as balconies are not traditional in the street scene. Given the climate, it may not be very functional without a roof or a screen on the southern side. I would suggest the applicant be encouraged to modify the application to include both of those.

Such a modification would create a traditional veranda and would in my view also 'enhance and protect' the Historic Conservation Area, as required in Built Heritage policy BH1c of the LDCP.

To this end I would also suggest setting the veranda in from the edges of the house about 6ins; add a shallow hipped roof to sit under the gable, which would also help rain water drainage; and at the street front build a 3'6" high rendered boundary wall on which to sit the veranda instead of the proposed fence.

See veranda examples on north side of Essex House and at Ferndale in China Lane.'



LEGAL AND POLICY FRAMEWORK

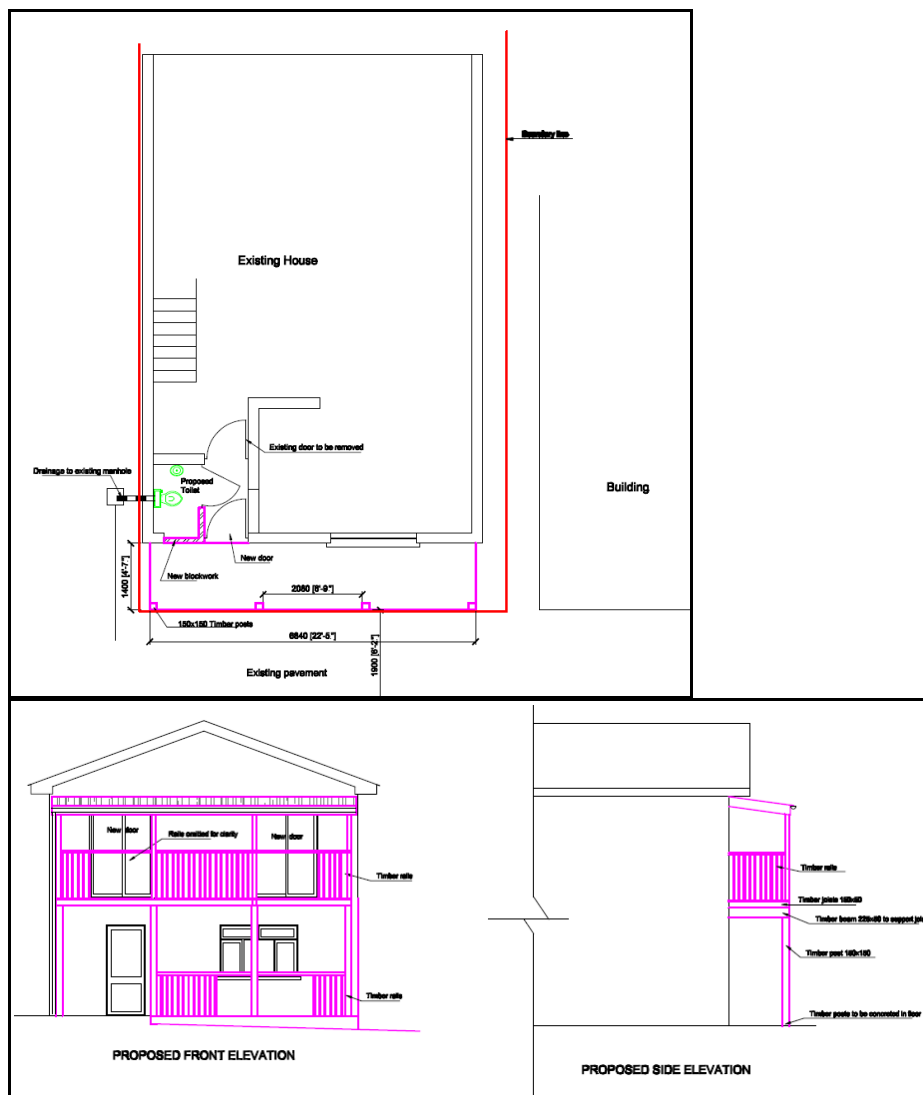
The relevant policies of the Land Development Control Plan (LDCP 2012 - 2022) that are applicable in the assessment of the proposed development are set out below:

- Intermediate Zone: Policies IZ1
- Built Heritage Policy BH1c)

OFFICER'S ASSESSMENT

Having carried out a site visit to the property, as well as assessing the proposal, consultation and public representations, the balcony and verandah as proposed in its design could be amended to be more sympathetic with the character of the conservation area, therefore the applicant was asked to consider a re-design, where they have now added a lean-to roof to the first floor balcony creating an open verandah, as well as re-positioned the verandah from the edge by approximately 150mm either side.

Diagram 4: Revised Layout & Elevation



National Trust mentions that the verandah does not have the same 'aesthetical look and feel' of Jamestown. The building itself is out of character due to its appearance as well as being set back from the building line of neighbouring properties. The proposed extension will align with the neighbouring properties and not protrude onto the walkway. The roof over the balcony to form a verandah now gives a much more traditional feel and appearance compared to the initial proposal, where it will enhance and protect the character of the area. Overall, the proposed development will not adversely impact the setting of the conservation nor amenity of existing development, and therefore can be supported.