

## Planning Officer's Report - LDCA MARCH 2024

<b>APPLICATION</b>	<b>2023/34</b> – Proposed New Roof & Covered Area
<b>PERMISSION SOUGHT</b>	Full Permission
<b>REGISTERED</b>	20 <sup>th</sup> July 2023
<b>APPLICANT</b>	Anthony Essex
<b>PARCEL</b>	JT120018
<b>LOCALITY</b>	Opposite Barracks Square, Jamestown
<b>ZONE</b>	Intermediate Zone
<b>CONSERVATION AREA</b>	Jamestown Historic
<b>CURRENT USE</b>	Existing House
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"><li>▪ Sentinel Newspaper on 20<sup>th</sup> July 2023</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	3 <sup>rd</sup> August 2023
<b>REPRESENTATIONS</b>	Two Received
<b>DECISION ROUTE</b>	<del>Delegated</del> / <b>LDCA</b> / <del>EXCO</del>

### **A. CONSULTATION FEEDBACK (As of Advertising Period 20<sup>th</sup> July 2023 – 3<sup>rd</sup> August 2023)**

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 Objection
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

- |                        |                |
|------------------------|----------------|
| 14. Heritage Society   | No Response    |
| 15. Maritime Authority | Not Applicable |

## B. PLANNING OFFICER'S APPRAISAL

### LOCALITY & ZONING

The development site is situated opposite the Barracks Warehouse on Market Street, Jamestown, where the property is designated within the Intermediate Zone and Jamestown Historic Conservation Area.

**Diagram 1: Location Plan**

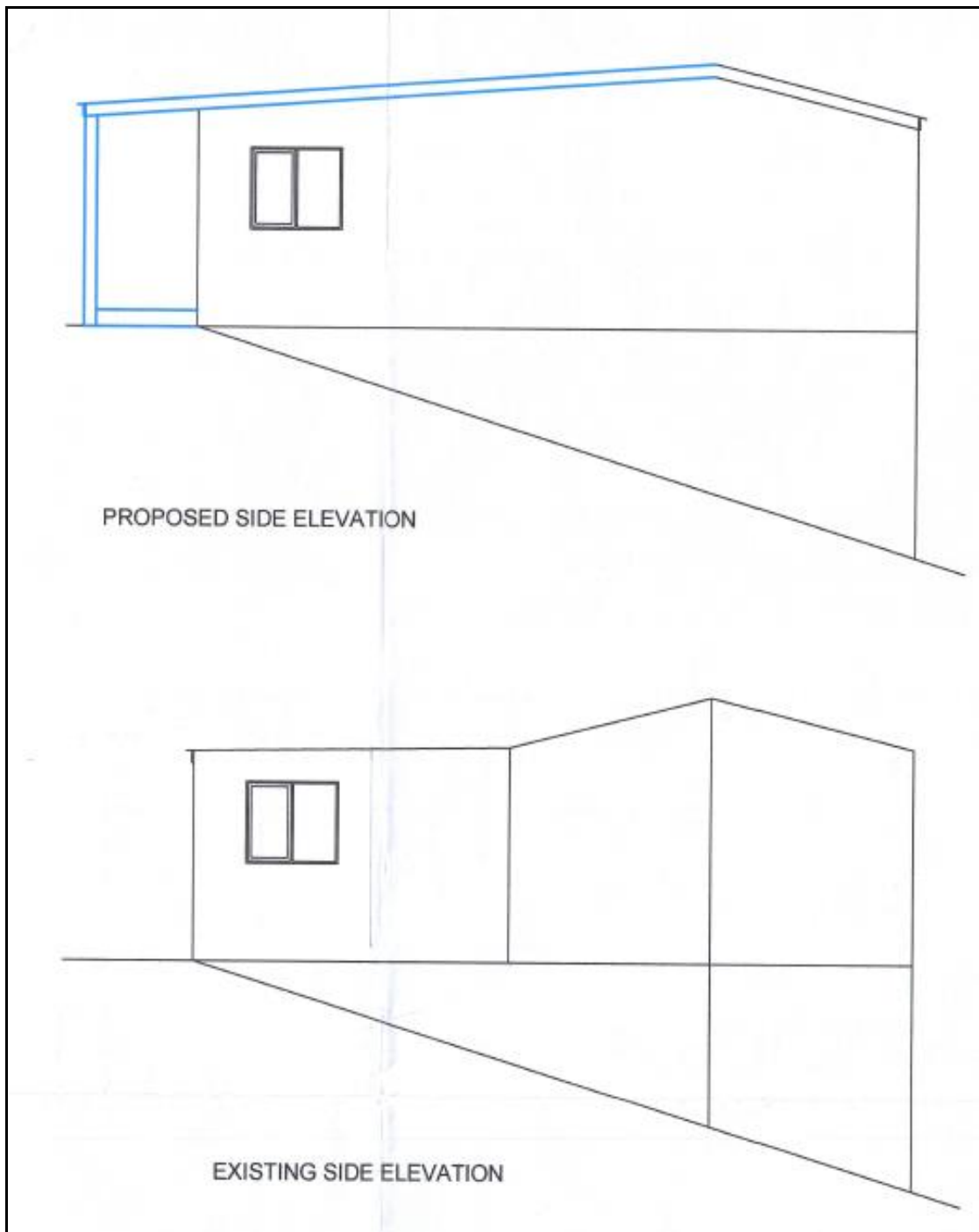


## PROPOSED

The property is Grade II Listed and is a two storey dwelling with ancillary structures to the rear.

The proposal submitted initially was to construct a covered area at the rear of the building, and alter the roof structure to tie the existing house roof into the extension. The purpose of this type of roof change was to also fix the issue of water leaks due to insufficient roof pitch on the property at present.

**Diagram 2: Proposed & Existing Elevation (Submitted 20<sup>th</sup> July 2023)**



## STAKEHOLDER FEEDBACK & REPRESENTATIONS

During the consultation period of July to August 2023, one representation was received from a member of the public. Response was also received from the Heritage Society Secretary, however this has been marked as no response as members did not provide him with any comments to submit.

**Representation #1** – ‘The proposed veranda is likely to enhance the existing small extension at the rear of this Grade II listed building. However it is unfortunate the proposal also includes a re-modelling of the roof of the main house. Linking the main house ridge to the Veranda with one continuous pitch will remove the clear visual definition of the main house. The main house being two storeys is prominent in the street scene from both directions. The proposal will change the appearance of that scene.

The roof proposal appears simple enough and I understand it is intended to reduce rain penetration at the junction between the two existing pitches. Although it is likely to work, there should be other workable solutions. This particular proposal will be detrimental to the character of the Grade II listed building as well as being detrimental to the character of the Jamestown Historic Conservation Area.

My understanding of the character of conservation area is that the town is almost entirely composed of classically or Georgian inspired buildings to some degree of another. That means order, symmetry, regularity and simplicity. The main house has those characteristics even though it has been changed over the years. The proposed new roof line will remove its classical symmetry and simplicity.

The appearance of such gables up and down all the streets of Jamestown is also part of the character. If those gables are allowed to be altered in this fashion, the character will be endangered, thereby reducing the value of the town and the conservation area. This would fly in the face of the new Tourist Strategy that continues to greatly rely on history and heritage for the future development of the island’s economy.

I would suggest another design is considered for the roof of the extension only, leaving the main house alone.

This issue highlights the inadequacies of the current planning system. There is no Conservation Area Management Plan that could have been used by the applicant as a guide and by the planning authority as a common policy to measure applications such as this.

The current Land Development Control Plan has few clear effective policies to protect the Historic Conservation Area, and the lack of such plans and policies does not support the Government’s target to protect the island’s history and heritage.

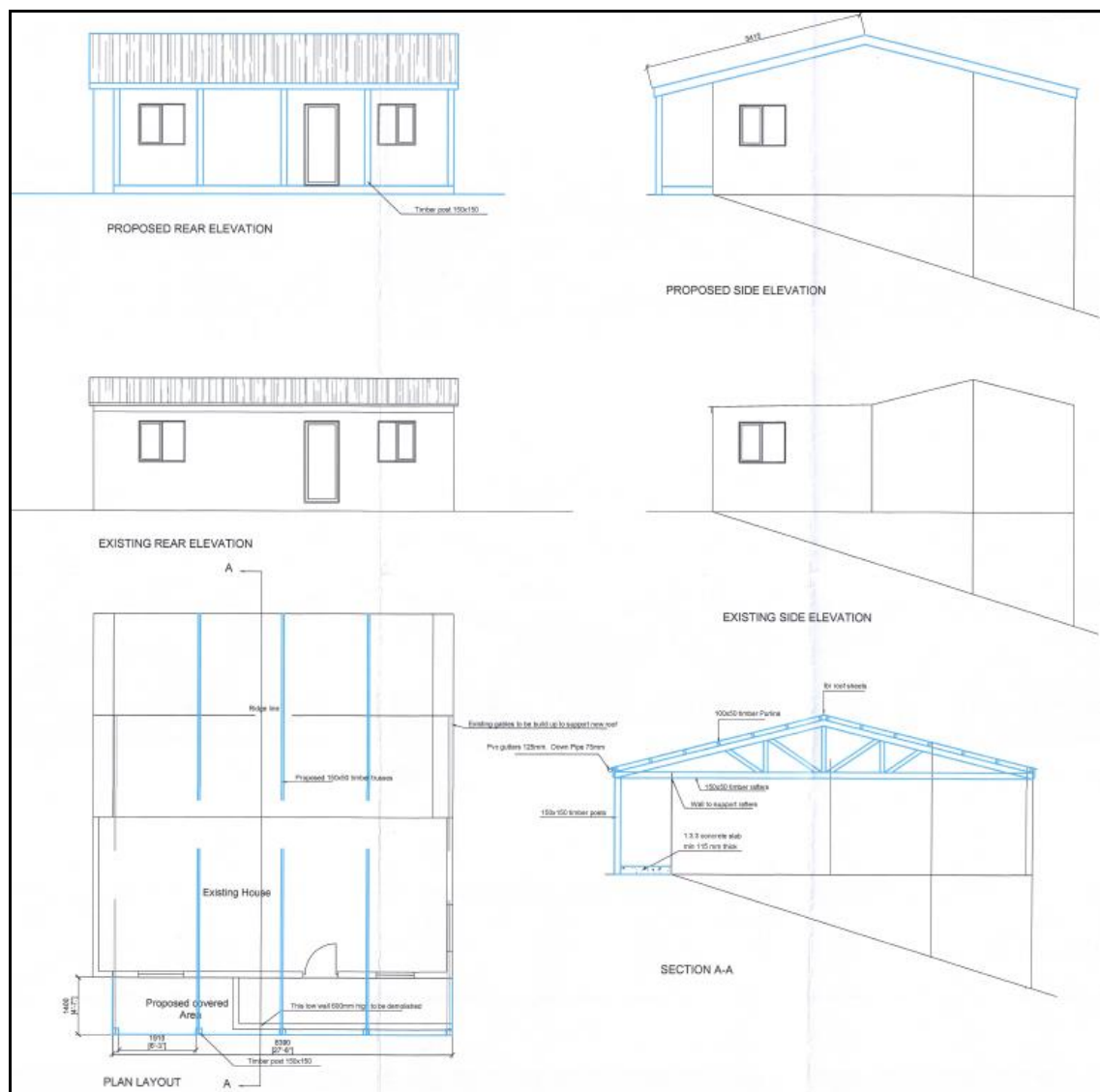
I would be happy to make some useful suggestions to help this application through.'

### Officers Comments:

It was determined that the proposal will adversely affect the appearance of the building by the introduction of an asymmetrical design, this will in turn alter what is considered the general character of symmetrical gables along the street frontages in Market Street. It was recommended to the applicant to re-consider the design of the roof.

A revised scheme was then submitted and re-advertised for further comments from stakeholders and the public. Responses were received from Connect St Helena Water and Sewerage, Environment Management Division and Sure South Atlantic Limited with no objections. One representation from a member of the public was received on the revised design.

### Diagram 3: Revised Layout & Elevations



The revised scheme now consists of a centralised gable that will be equal lengths either side of the apex in comparison to the first submission. The increase in apex height will be approximately 650mm – 700mm.

**Representation #2** – This proposal adversely alters the form, scale, appearance and definition of this exist Grade II listed building. It does not improve, restore or enhance it.

My comments on the previous proposal suggested that any changes at the rear of the house should not result in changes to the main part of the house, and that there should be a clear differentiation retained between the two parts, front and back. This latest proposal does the opposite.

In doing so it also changes the scale and appearance of the street scene in the Conservation Area, thereby altering its character. While I recognise that is difficult to assess without a Conservation Area management plan, there is no doubt that the main house, a listed building, is not improved.

If there is a desire to alter the existing roof on the main house, an alternative solution may be to restore the hipped roof that existed when the building was listed in 1974. This would enable the original building to continue to be clearly defined, and an improved lean-to roof can be attached to the rear.'

## **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
- Built Heritage Policies

## **OFFICER'S ASSESSMENT**

The building itself is listed and is situated within the Jamestown Historic Conservation Area. Much of the buildings character has been significantly altered since its listing with extensions and most notably a change to the roof style from hip to a shallow gable. The homeowner now suffers with continuous leaks particularly around the rear slope of the gable roof and where it joins onto the lean-to extension. The representation submitted highlighted an alternative solution of restoring the hip design and a lean-to for the extension, the home owner has advised that this option was dismissed due to costs, albeit this is not a material planning consideration for the Authority. In assessing the proposal, the Authority needs to consider the setting of the development and the general context of Market Street, where most properties fronting Market Street has symmetrical gables. Whilst it would be preferred to have the roof style restored to a hip, it is the officer's role to assess what has been submitted, and to consider whether this revised design will harm the character of the

building and or the setting of the conservation area. Given the roof gable will now incorporate the extension under one structure, this will inevitably affect the appearance of the original building as it will not retain its separation from the extension. If the intention is to conserve what is currently seen in the streetscape, which is a distinction of original to new, then this proposal inevitably fails to meet this objective. On the contrary given there has been a number of extensions and alterations carried out over the years to this building, which one can argue has eroded the character and appearance of the building, is it a really worth preserving modern changed; in this case the roof style and extensions. Due to the siting of the building, particularly when viewed from the southern elevation, the proposed symmetrical gable would be seen as protecting the character of the area with its design in terms of the portion and details, and would be seen as an enhancement aesthetically. Overall, the Authority needs to determine if the dwelling as is needs to be conserved in its current form, or whether this proposal can be supported.