

Planning Officer's Report - LDCA JULY 2024

APPLICATION	2024/18 – Electrical Box Affixed to External Wall of Rickmer's for Purpose of Food Trailer (Retrospective)
PERMISSION SOUGHT	Full Permission
REGISTERED	13 June 2024
APPLICANT	Phil Yon
PARCEL	JT050002
LOCALITY	Rickmer's, The Grand Parade, Jamestown
ZONE	Intermediate
CONSERVATION AREA	Jamestown Historic
CURRENT USE	Store [Solomon & Co. Plc]
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Sentinel Newspaper on 13 June 2024.▪ A site notice displayed in accordance with Regulations.
EXPIRY	27 June 2024
REPRESENTATIONS	None
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 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. Economic Development	No Objection
12. National Trust	No Response
13. Sure SA Ltd	No Objection
14. Heritage Society	No Response
15. Maritime	Not Applicable

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

This plot is located within the mixed; mainly commercial and community area of Lower Jamestown, where it is designated within the Intermediate Zone and falls within the Jamestown Historic conservation area.

Diagram 1: Location Plan



RETROSPECTIVE DEVELOPMENT

The applicant has installed an electrical box to the front, external wall of Rickmer's (Listed Grade III) building, owned by Solomon & Company Plc, located at the Grand Parade in Lower Jamestown. The purpose of the installation of the electrical box, is a temporary measure to provide power to the applicant's mobile food trailer, which had to be relocated from outside of the PWD Store (Listed Grade III), whilst renovation works are being carried out. The applicant shared a letter they received from the Portfolio Director for Safety, Security and Home Affairs (SS&HA) for the St. Helena Government (SHG), a response to their request to relocate the food trailer as described above. Albeit the Director of SS&HA concluded with a supporting statement that acknowledged the service that the applicant provides to the community, they advised that it was not the place of the directorate/ Highways Authority to grant permission for the request, but rather the applicant should seek approval from Solomon & Company Plc, as the proprietors of the building. The applicant sought

permission with the proprietor and obtained an agreement for the installation of the electrical box on a temporary basis.

Diagram 2: Photograph 1



Diagram 3: Photograph 2



Diagram 4: Photograph 3



STAKEHOLDER FEEDBACK & REPRESENTATIONS

There were no representations or objections received from stakeholders or any members of the public.

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: Policies BH1

OFFICER'S ASSESSMENT

In assessing this retrospective application, the building concerned, namely Rickmer's, to which the electrical box is affixed, is Grade III listed and falls under the Jamestown Historic conservation area. The installation of the electricity box to the external wall of Rickmer's building is a temporary measure of a relatively small scale with minimal impact on the fabric and character and appearance of the listed building and of the Jamestown Historic conservation area.

The applicant's food trailer provides a popular service to the community on a daily basis. The applicant approached the Highways Authority to seek approval, but was redirected to the proprietors of Rickmer's, Solomon & Company Plc to obtain permission, for which they did and are in agreement on a temporary basis.

As previously mentioned, the installation is a temporary solution and is considered to be relatively easy to dismantle when no longer required. Therefore, this development proposal can be supported, as it has no permanent adverse effect on the amenity or aesthetic of the immediate area. To conclude; the proposal complies with the Built Heritage policies and therefore can be supported.