

Planning Officer's Report - LDCA FEBRUARY 2025

APPLICATION	2025/01 – Retention of Electrical Box Installation
PERMISSION SOUGHT	Full Permission
REGISTERED	9 January 2025
APPLICANT	Property Division, St Helena Government
PARCEL	JT030030
LOCALITY	Former PWSD Store, Grand Parade, Jamestown
ZONE	Intermediate
CONSERVATION AREA	Jamestown Historic
CURRENT USE	Former PWSD Store
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ The Independent Newspaper on 17 January 2025.▪ A site notice displayed in accordance with Regulations.
EXPIRY	31 January 2025
REPRESENTATIONS	None
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Objection
2. Energy Division	Objection – Comment
3. Fire & Rescue	No Response
4. Roads Section	No Objection – Comment
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. Economic Development	No Response
12. National Trust	No Response
13. Sure SA Ltd	No Response
14. Heritage Society	No Objection – Comment
15. Maritime	Not Applicable

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

This plot is located within the mixed use area of Lower Jamestown, where it is designated within the Intermediate Zone and falls within the Jamestown Historic conservation area. The Former PWSD Store is a Grade III Listed building.

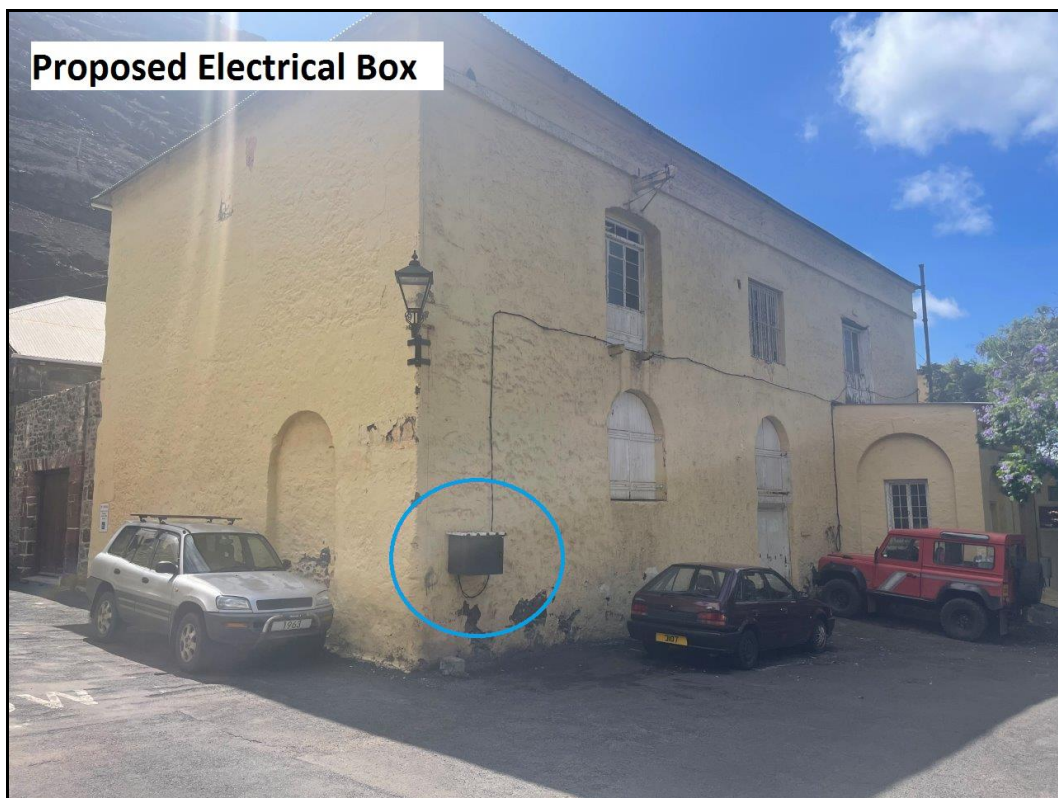
Diagram 1: Location Plan



PROPOSED DEVELOPMENT

The applicant is seeking Planning permission for a recently erected electrical box to retain its placement at the front, external wall of Former PWSD Store (Listed Grade III) building, located to the western side at the Grand Parade in Lower Jamestown. The purpose of the installation of the electrical box is a temporary measure to provide power to a mobile food trailer at the location. The arrangement has always been temporary, as the *Heritage Society* has had the building on lease since 2015 with the view to developing the building into a Culture Centre. The applicants have confirmed that they are requesting a maximum 1 year temporary consent.

Diagram 2: Photograph 1



STAKEHOLDER FEEDBACK & REPRESENTATIONS

There was one objection received from *Connect St. Helena Energy* and two other stakeholders who provided comments, as detailed below:

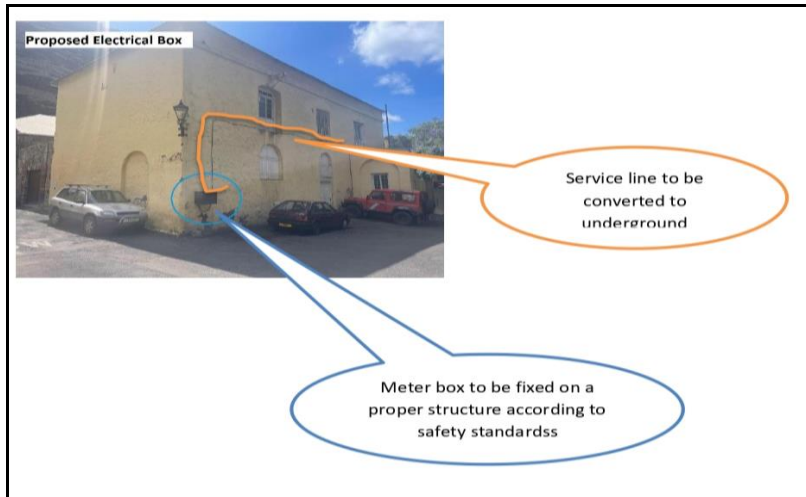
Heritage Society

No Heritage concerns but this box will need to be removed when the Cultural Centre work resumes.

Roads Section

Please insure box is not too low as this is a designated car park.

Connect St. Helena Energy:



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 evaluating this application; the building to which the electrical box is affixed to the external wall, namely, former PWSD Store, is a Grade III Listed building located within the Jamestown Historic conservation area. It is also situated in the prominent setting of the Grand Parade. However, as the installation of the electricity box is a temporary measure and of a relatively small scale with minimal impact on the fabric, character and appearance of the listed building and on the character and setting of the Jamestown Historic Conservation Area, this arrangement can be considered acceptable for a temporary period. Additionally, the food trailer which will use the electrical box has previously provided a popular service to the community on a daily basis and it is hoped for this service to continue until the agreement for it to be removed, is honoured.

An objection was received from *Connect St. Helena Energy*, who installed the electrical box, advising that the service line/ cable should be placed underground and that the electrical box needs to be *“fixed on to a proper structure according to safety standards”*. The Applicant responded to this objection stating: *“as this is a temporary arrangement, it would not be feasible to have the cable installed underground and that, as it was Connect St. Helena Energy who installed the electrical box, it is assumed that the installation would have been done to their own safety standards.”*

The *Heritage Society* made a comment stating there are no heritage concerns, however, as per an agreement with the food trailer operator, the electrical box will

need to be removed when the Cultural Centre work resumes. The Heritage Society have advised that it is envisioned that work will recommence around the end of March 2025, but this is not a definitive start date.

As previously mentioned, the installation is a temporary solution and is considered to be relatively easy to dismantle when no longer required, with little to no bearing on the visual and structural integrity of the building. Therefore, this development proposal can be supported, as it would have no permanent adverse effect on the special character and appearance of the Conservation Area or on general amenity or aesthetic of the immediate area.

To conclude; the proposal complies with the Built Heritage policies and therefore can be supported on a temporary basis that it will be removed in 1 year's time or by the recommencement of the Cultural Centre, whichever comes first.