

Planning Officer's Report – LDCA JUNE 2025

APPLICATION	2025/22 – Proposed Installation of Hand railings
PERMISSION SOUGHT	Full Permission
REGISTERED	29 th April 2025
APPLICANT	Patricia Duncan c/o Darren Duncan
LOCALITY	Nr Botanical Gardens Flats, Jamestown
ZONE	Intermediate
CONSERVATION AREA	Jamestown Historic
CURRENT USE	Public Footpath
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Sentinel Newspaper on 1st May 2025▪ A site notice displayed in accordance with Regulations.
EXPIRY	15 th May 2025
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Objection
2. Energy Division	No Response
3. Fire & Rescue	No Objection
4. Roads Section	No Objection
5. Property Division	No Objection - Comments
6. Environmental Management	No Response
7. Public Health	No Objection
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	No Objection
10. Aerodrome Safeguarding	No Objection
11. Economic Development	No Objection
12. National Trust	No Response
13. Sure SA Ltd	No Objection
14. Heritage Society	No Objection
15. Maritime	Not Applicable

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

The application site is near Botanical Gardens Flats, on the western side of the Run within the Jamestown Historic Conservation area and Intermediate Zone.

Diagram 1: Location Plan



PROPOSED DEVELOPMENT

The proposal is to install hand railings along the footpath towards the existing bridge. Whilst this will assist the applicant with safe access to their home on the eastern side of the Run, this handrail can be used by any member of the public to aid them along the footpath which slopes down towards the Run. The railings will span approximately 14m in total with two gaps left in between to allow access for tenants of Botanical Gardens Flats to the communal clothes line area and gardens. The height of the railings will be 1.1m and will be made from galvanized piping.

Diagram 2: Proposed Site Layout & Hand Rail Design

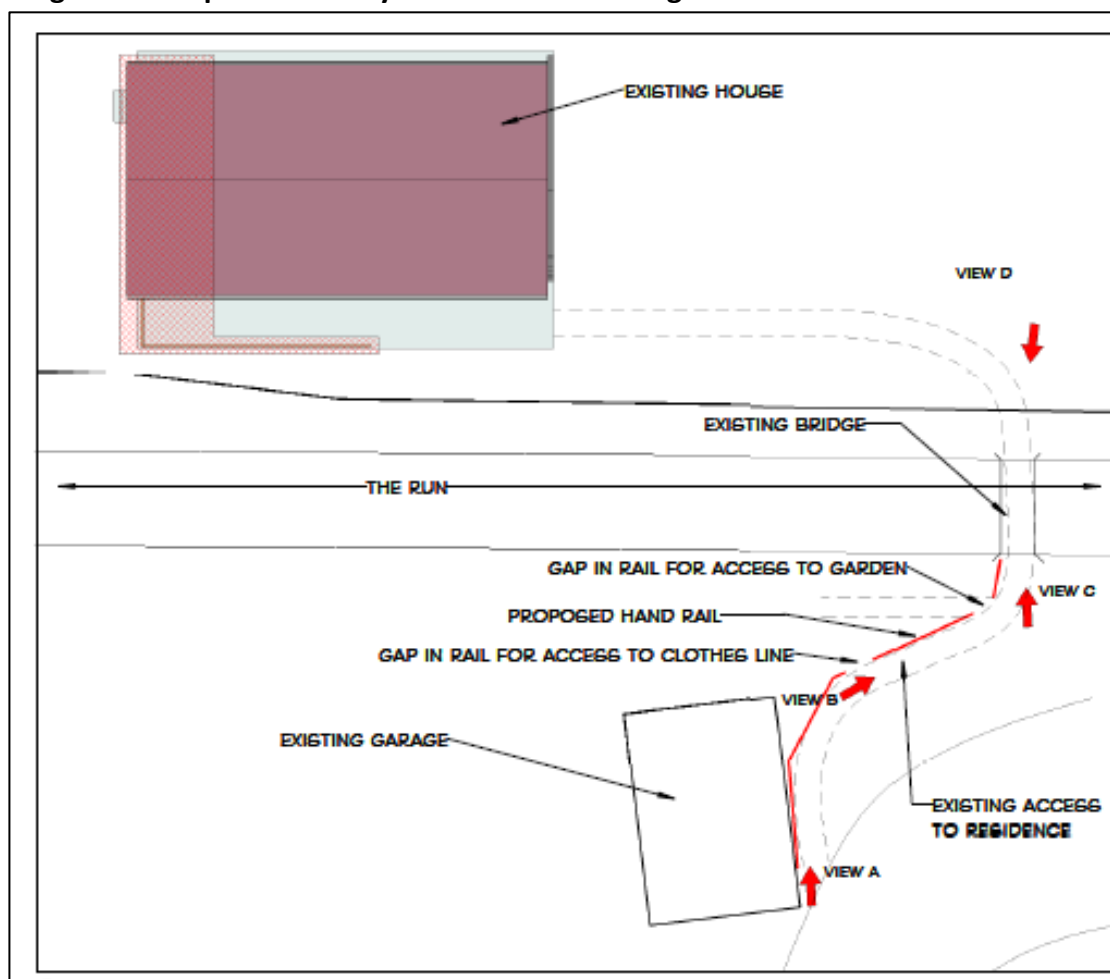


Diagram 3: Handrail Design

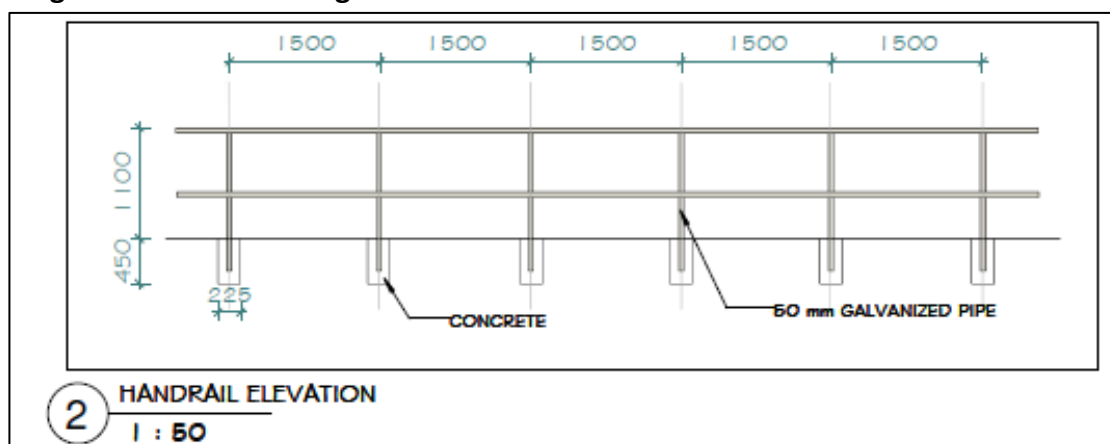


Diagram 4: Photographs showing the location for the handrails



VIEW D



VIEW B



VIEW C



VIEW A

STAKEHOLDER FEEDBACK & REPRESENTATIONS

There were no objections received from stakeholders during the consultation period, and no representations were received from any members of the public. Comments were received from stakeholders.

Property Division – No objection: ‘Feedback was provided to the applicant in the process stage and it is pleasing that all conditions has been adhered to via the planning application. Signage to advise – Keep clear should also be fitted.’

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 a, b
- Built Heritage Policy BH1 c)

OFFICER’S ASSESSMENT

In assessing the proposal, the handrails will be used to assist the applicant whilst also benefiting any member of the public using this footpath. There is no drop in excess of 600mm either side of the footpath and therefore the design does not need to accord with the Building Regulations requirements. Nevertheless the design is compliant with the regulations in terms of the height and shares a similar design to existing railings within the area. Given this development will support all pedestrian users, will not obstruct the footpath and provision has been made for tenants of Botanical Gardens Flats for access to the garden grounds and

clothes line area, this development can be supported as the appearance and siting of the railings will not adversely impact the setting of the conservation area.