

Planning Officer's Report – LDCA AUGUST 2025

APPLICATION	2025/25 – Proposed Installation of Extraction System in the <i>Food-To-Go</i> Section
PERMISSION SOUGHT	Full Permission
REGISTERED	27 May 2025
APPLICANT	Solomon & Company (St. Helena) Plc
PARCEL	JT050025
LOCALITY	<i>The Star</i> , Main Street, Jamestown
ZONE	Intermediate
CONSERVATION AREA	Jamestown Historic
CURRENT USE	Retail Store with takeaway in-store
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ The Sentinel & Independent Newspapers on 29/30 May 2025.▪ A site notice displayed in accordance with Regulations.
EXPIRY	13 June 2025
REPRESENTATIONS	None
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

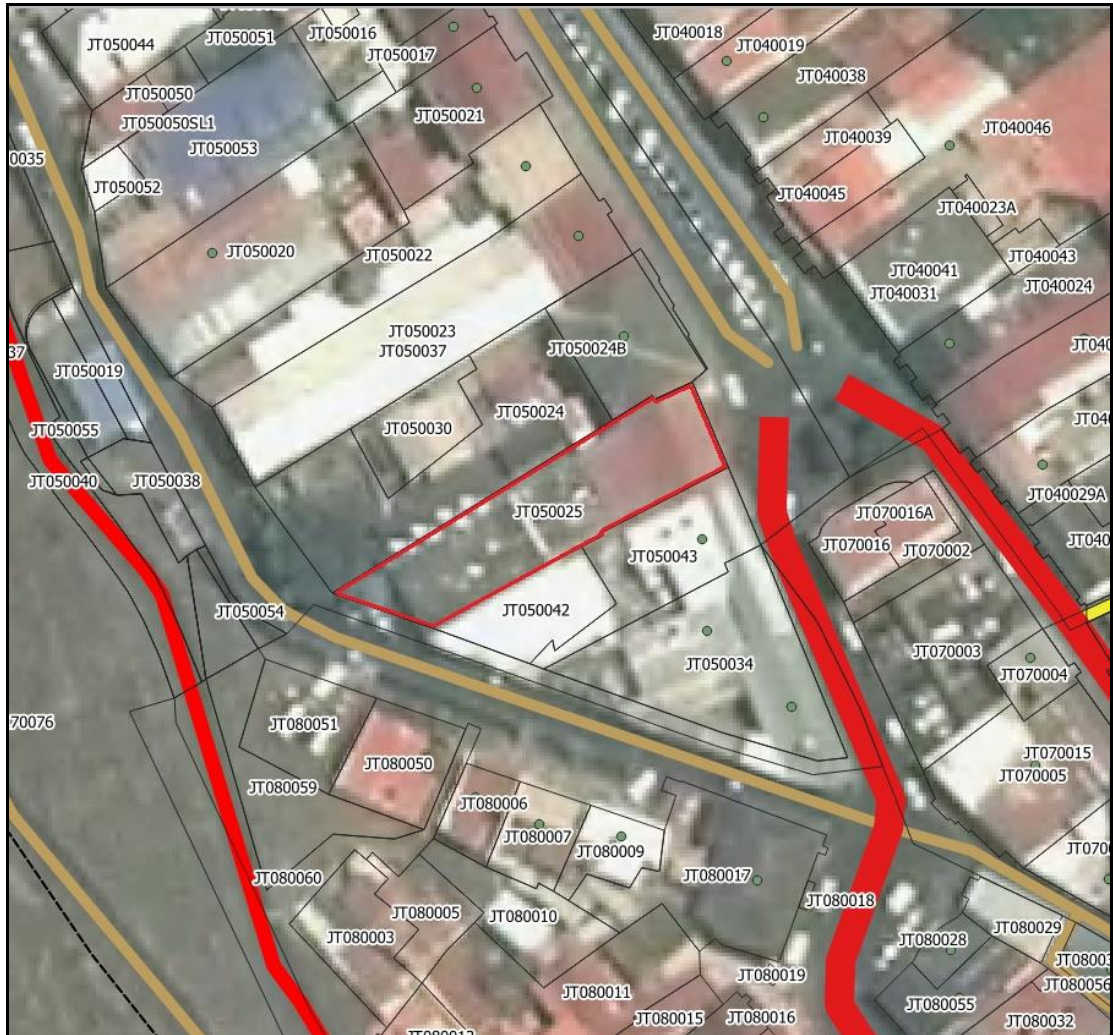
1. Sewage & Water Division	No Objection
2. Energy Division	No Objection
3. Fire & Rescue	No Objection
4. Roads Section	No Response
5. Property Division	No Objection
6. Environmental Management	No Response
7. Environmental Health	No Objection
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	No Response
10. Aerodrome Safe Guarding	No Objection
11. Economic Development	No Objection
12. National Trust	No Response
13. Sure SA Ltd	No Objection
14. Heritage Society	No Objection – Comments
15. Maritime	No Response

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

This development site is at *The Star* retail store (supermarket) located on Main Street, Jamestown, where the plot is designated within the Intermediate Zone and Jamestown Historic Conservation Area.

Diagram 1: Location Plan



PROPOSED DEVELOPMENT

The Developer proposes to install an extraction system in the *Food-To-Go* section of *The Star* retail store located on Main Street, Jamestown with a short section external to the building with a cowl section on the rear roof slope.

The Star is a Grade I Listed Building that has served as retail premises for at least 50 years, as it is listed as a shop named the '*The Star*' in the *Crallan Report* [1974].

The proposal aims to improve the air quality within *The Star* retail shop by addressing the fumes and smells created by cooking food in the *Food-To-Go* section, which is located right at the front of the shop to the right of the main entrance, where food is

prepared, cooked and served. Smells, steam and other fumes currently disperse throughout the entire supermarket which can be unpleasant.

Diagram 2: Boundary Map

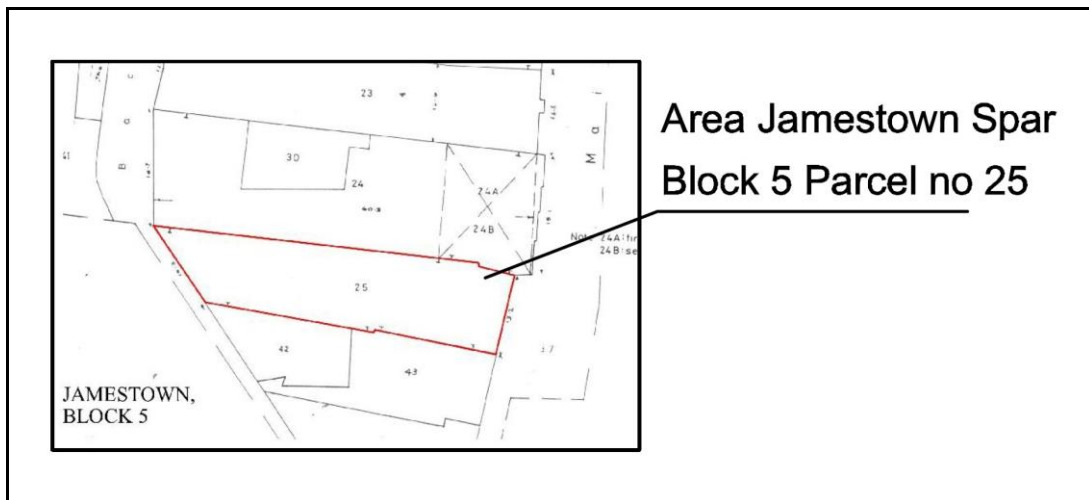


Diagram 3: Floor Plan Layout

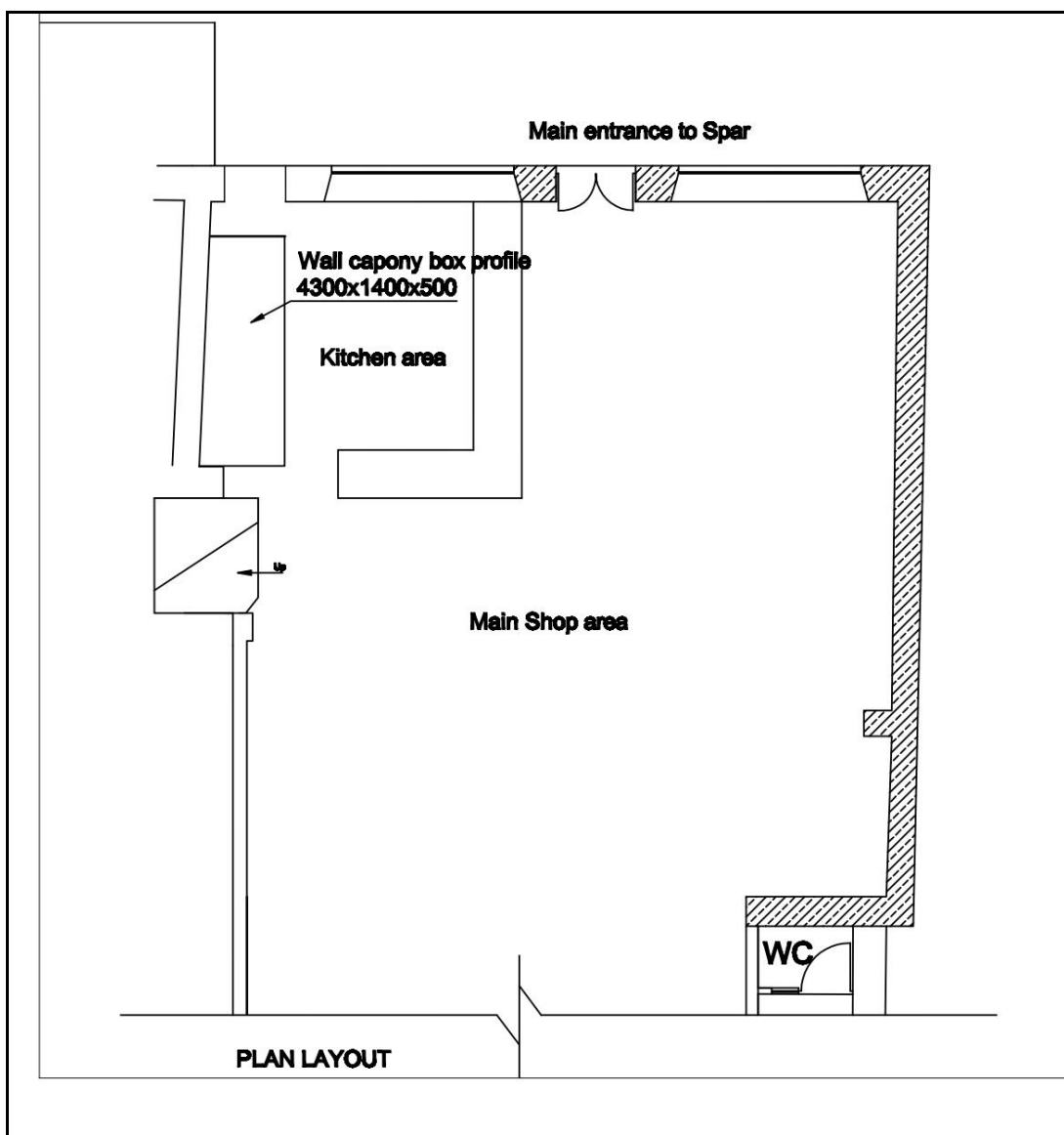


Diagram 4: Proposed Elevation Plans

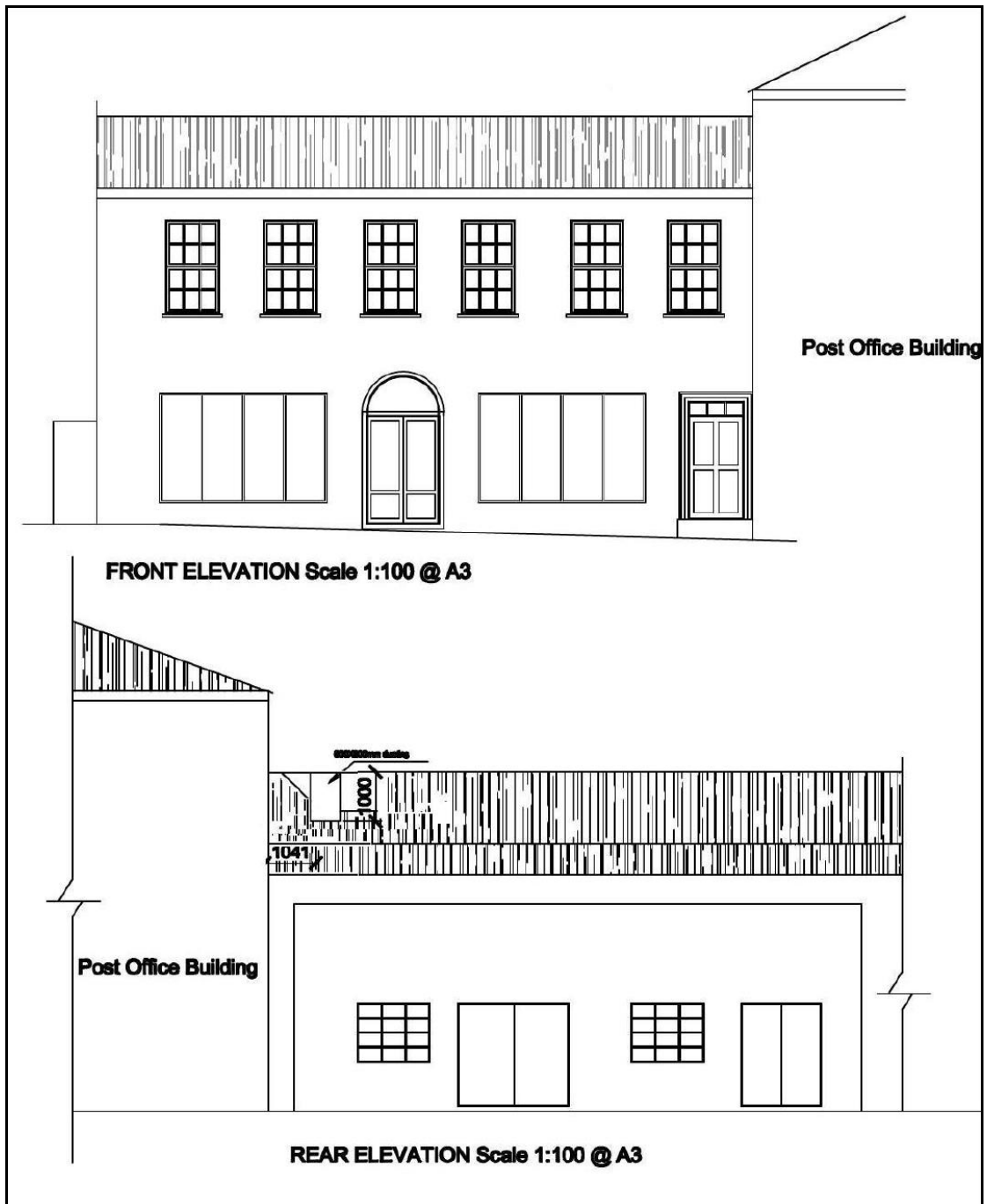
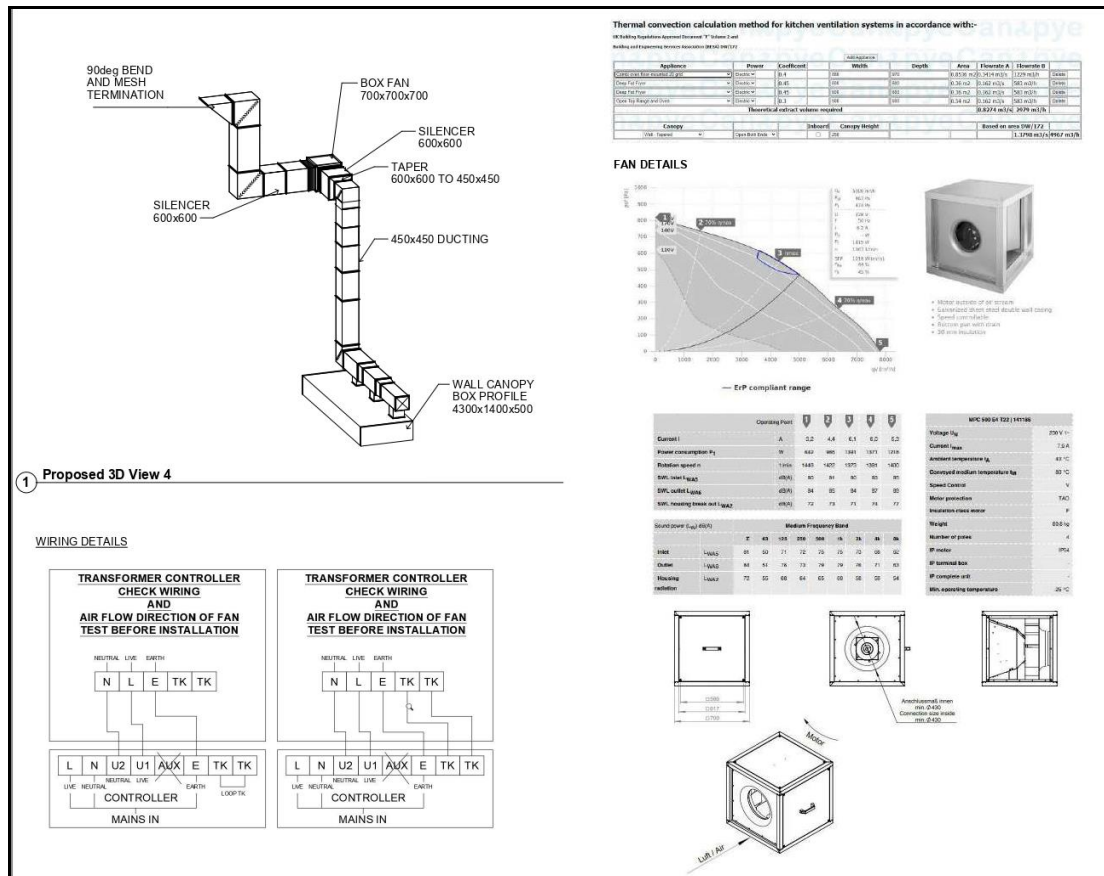


Diagram 5: Schematic of Interior/Exterior Extractor Ducting



STAKEHOLDER FEEDBACK & REPRESENTATIONS

There are no objections or representations received from stakeholders or members of the public during the consultation period. However, comments were received from the Heritage Society, as follows:

Heritage Society:

I am unable to tell from the plans whether any of the proposed ducting etc. affects the external front elevation. If it does, please can you let me have details of it. If it does not, the response will be NO OBJECTION.

[Officer Response: During the course of consideration the external ducting has been amended to ensure that it will not be visible from the front elevation]

LEGAL AND POLICY FRAMEWORK

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

- Intermediate Zone Policy IZ1 (a, b, d, f, g and h)
- Built Heritage Policy BH1; BH2

OFFICER'S ASSESSMENT

In considering this development proposal for an extraction system within *The Star* retail store, the extraction system will serve as a necessary piece of supporting infrastructure to the services provided by the retail store.

The *Food-to-Go* section of the store is a popular service that is used by many customers daily, including workers within Jamestown, visitors to the Island and members of the general public.

However, at present, there is no extract ducting system in place and odours that lingers throughout the store due to the current cooking arrangements for hot/takeaway food onsite. Customers frequently complain about the smell of food being on their clothes when they leave the shop. Installation of the extraction system will remove smells and trap grease etc. creating a more pleasant shopping experience for customers and working environment for employees of *The Star*.

The extraction system will therefore improve air quality, prevent moisture build-up and provide a healthier cooking environment by preventing the spread of odours and other contaminants during the cooking process.

As can be seen from Diagram 4 above, the extraction system is largely an internal development with the exception of the outlet ducting at the back of the building, on the rear roof slope that is of a minimal protrusion at 1 metre. As shown in the front elevation drawing that faces on to Main Street, the ducting would not exceed the height of the roof ridgeline and will not be visible from this standpoint, therefore the façade of the Grade I Listed Building and the streetscape of Main Street remains unspoilt by this development.

While the external extract ducting would be visible from the rear and from elevations along Shy Road and Ladder Hill Road, it would be viewed against the background of the built up urban area and, given its limited scale and that it would enable the Grade I listed building to continue to function as a shop with ancillary takeaway service, it is considered that its impact on the Grade I Listed Building would be acceptable.

Conclusion

The proposal can be supported, as it would have no significant adverse impact on the Listed Building, on the character and appearance of the Jamestown Heritage Conservation Area or on the general amenity or aesthetic of the immediate area. The proposal complies with the Intermediate Zone and Built Heritage policies and therefore can be supported.