

Planning Officer's Report – LDCA AUGUST 2025

APPLICATION	2025/27 – Proposed Change of Windows on the West & North Elevation from Timber Sash to uPVC Windows
PERMISSION SOUGHT	Full Permission
REGISTERED	27 May 2025
APPLICANT	Colin A. Johnson
PARCEL	JT100002
LOCALITY	Scullards, Market Street, Jamestown
ZONE	Intermediate
CONSERVATION AREA	Jamestown Historic
CURRENT USE	Existing Dwelling
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ The Independent & Sentinel Newspaper on 29/30 May 2025.▪ A site notice displayed in accordance with Regulations.
EXPIRY	13 June 2025
REPRESENTATIONS	2
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 Objection
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	Objection – Statement Detailed Below
15. Maritime	No Response

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

This development site is at 'Scullards', Market Street in Jamestown, where the plot is designated within the Intermediate Zone and Jamestown Historic Conservation Area. The property is a Grade III Listed Building.

Diagram 1: Location Map



Diagram 2: Boundary Map



PROPOSED DEVELOPMENT

The Applicant's proposal is to remove and replace four sash windows with uPVC coated aluminium windows within their house, which is a Grade III listed building

located at 'Scullards' on Market Street, Jamestown, therefore Built Heritage policies apply.

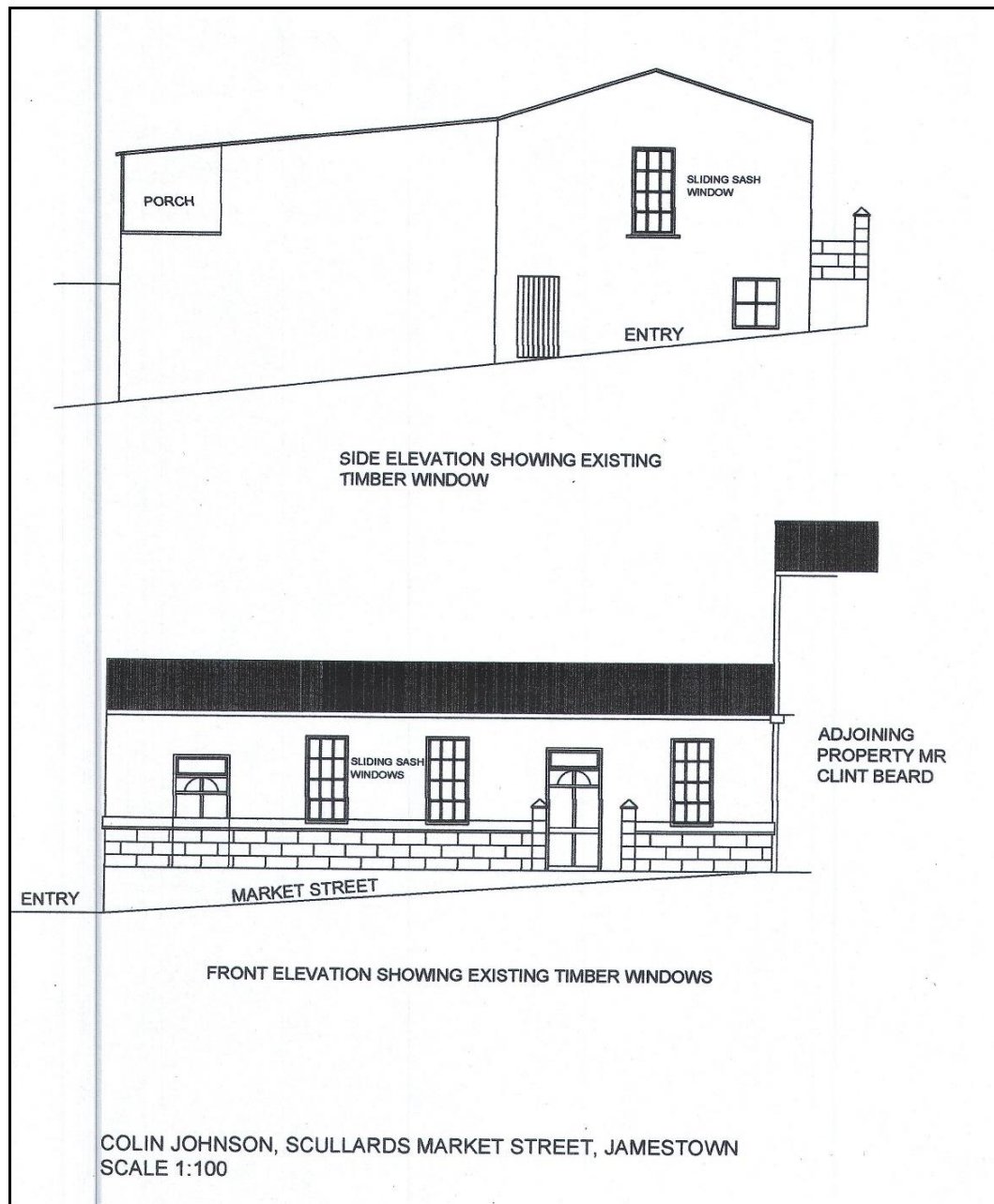
Three of the sash windows are street-facing and one is located on the North end of the dwelling.

The Applicant's proposal arises due to the sash windows being in a state of disrepair and issues with getting them repaired/ replaced. The newly proposed uPVC windows will have the same dimensions as the removed sash windows and so will be fitted directly into the window casement without any further alterations.

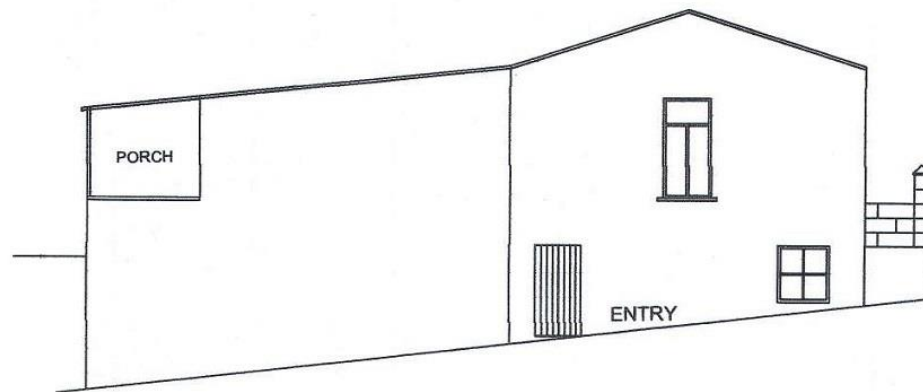
The existing sash windows are an original Georgian architectural feature that possesses considerable historical value as part of the Jamestown Conservation Area.

Diagram 3: Elevation Plans

Existing



Proposed



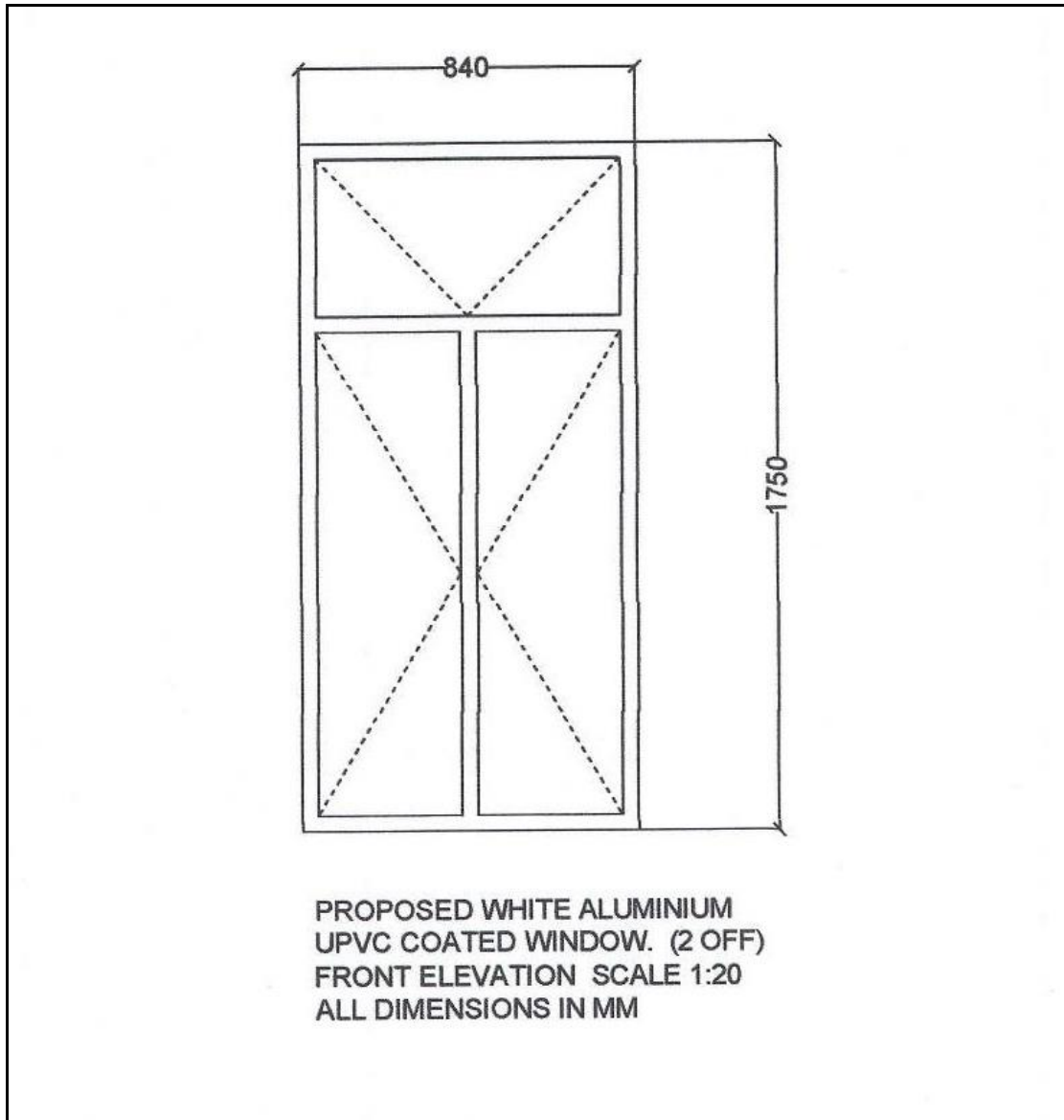
SIDE ELEVATION SHOWING PROPOSED NEW UPVC
COATED ALUMINIUM WINDOW



FRONT ELEVATION SHOWING PROPOSED NEW UPVC
COATED ALUMINIUM WINDOWS

COLIN JOHNSON, SCULLARDS MARKET STREET, JAMESTOWN
SCALE 1:100

Diagram 4: Window Schematic



STAKEHOLDER FEEDBACK & REPRESENTATIONS

There were three objections/ representations received; one from *The Heritage Society* and two from members of the public as detailed below—

The Heritage Society

OBJECTION plus the following statement:

Vertically sliding sash windows of Georgian proportions and details define the essential character of Jamestown's Conservation Area. Replacing them with windows of any other form damages the character of the Conservation Area and is therefore contrary to the Built Heritage Policies of the Land Development Control Plan. Development permission therefore should be refused.

The fact that some windows in the Conservation Area have already been changed is not a reason to permit more because, individually and cumulatively, they damage and ultimately destroy its character.

The existing windows should be kept, repaired as necessary. If they are beyond repair, the Heritage Society will be pleased to work with the applicant to provide detailed drawings for timber replacement sash windows which, in their proportions and details, accurately follow those of the traditional windows and therefore fully maintain and protect the character of the Conservation Area.

Representation 1 – Member of the Public

I hope I can trust the planning officers to persuade the owner of what a delightful contribution this house makes to the street scene. In doing so its key elements are the fabulously large sash windows. This house forms the centre piece of a row of sash windowed houses without which an important part of the conservation area will be lost. I also hope you can persuade the owner to replace the doors that were removed a couple of years ago so the overall façade can be restored to its former glory as listed.

Representation 2 – Member of the Public

I wish to file an objection to this application. This part of Market Street is clearly part of the “Old Town”, where Georgian profile windows are the norm. Modern uPVC windows would be completely out of keeping with the area.

If the objective of the change is sound-proofing, alternative methods are available that will not spoil the appearance of the area. If it is simply that the windows are old and decayed they can be refurbished by local crafts persons.

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 Policy IZ1 (a, b, d, f, g and h)
- Built Heritage Policy BH1; BH2, BH5

OFFICER’S ASSESSMENT

In considering this development proposal for the removal of four, original, Georgian sash windows within a Grade III Listed Building, located within the Jamestown Historic Conservation Area, to be replaced with uPVC coated aluminium windows, this would be considered in relation to Built Heritage policies; BH1, BH2 and BH5.

Planning Stakeholder, *Heritage Society*, has objected to the proposal, as well as two representations received from members of the public.

The House, known as part of the *Scullards* properties on Market Street was constructed in the East India Company era (upto 1834) and is a good example of construction at that time. The Historic Environment Record (ASSET 10872) of 2011/2021 indicates that there is “Lots of original joinery” and that “All joinery is timber, with sliding sash windows and panelled doors with glazed lights above.” It also indicates that the house’s condition was considered to be 90-100% at the time, i.e. excellent.

The proposal would completely remove the original Georgian sash windows and replace them with uPVC coated aluminium windows. It is considered that this would result in harm to the character of the Listed Building and, also would be individually and as part of the row of properties in the immediate area (cumulatively), result in significant harm to the character and appearance of the Jamestown Historic Conservation Area where such detailing should be retained (and repaired or replaced with like-for-like timber sash windows).

It is noted that there are other properties within the immediate area that have different styles of windows that may have been changed in the past. However, these either pre-date the planning system on St Helena or may have become lawful over time. As such, they do not set a precedent for development at the application site which is considered to result in significant harm.

In assessing the development in relation to the relevant policies it is considered that the proposal to introduce modern materials into the historic building would result in significant harm and therefore be contrary to the relevant Built Heritage policies such that a recommendation for refusal is made.

Conclusion:

The development proposal is not supported, as it would have significant adverse impact on the character of the Listed Building and the character and appearance of the Jamestown Historic Conservation Area. The proposal does not comply with the Built Heritage as outlined above and therefore cannot be supported.