

## Planning Officer's Report – LDCA AUGUST 2025

<b>APPLICATION</b>	<b>2025/30</b> – Proposed Covered Area to provide Weather Protection & Additional Space for Church
<b>PERMISSION SOUGHT</b>	Full Permission
<b>REGISTERED</b>	27 May 2025
<b>APPLICANT</b>	Seventh Day Adventist Church
<b>LOCALITY</b>	Seventh Day Adventist Church, Jamestown
<b>ZONE</b>	Intermediate
<b>CONSERVATION AREA</b>	Jamestown Historic
<b>CURRENT USE</b>	Church
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"><li>▪ Independent Newspaper on 30 May 2025</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	13 June 2025
<b>REPRESENTATIONS</b>	None Received
<b>DECISION ROUTE</b>	<del>Delegated</del> / <b>LDCA</b> / <del>EXCO</del>

### A. CONSULTATION FEEDBACK

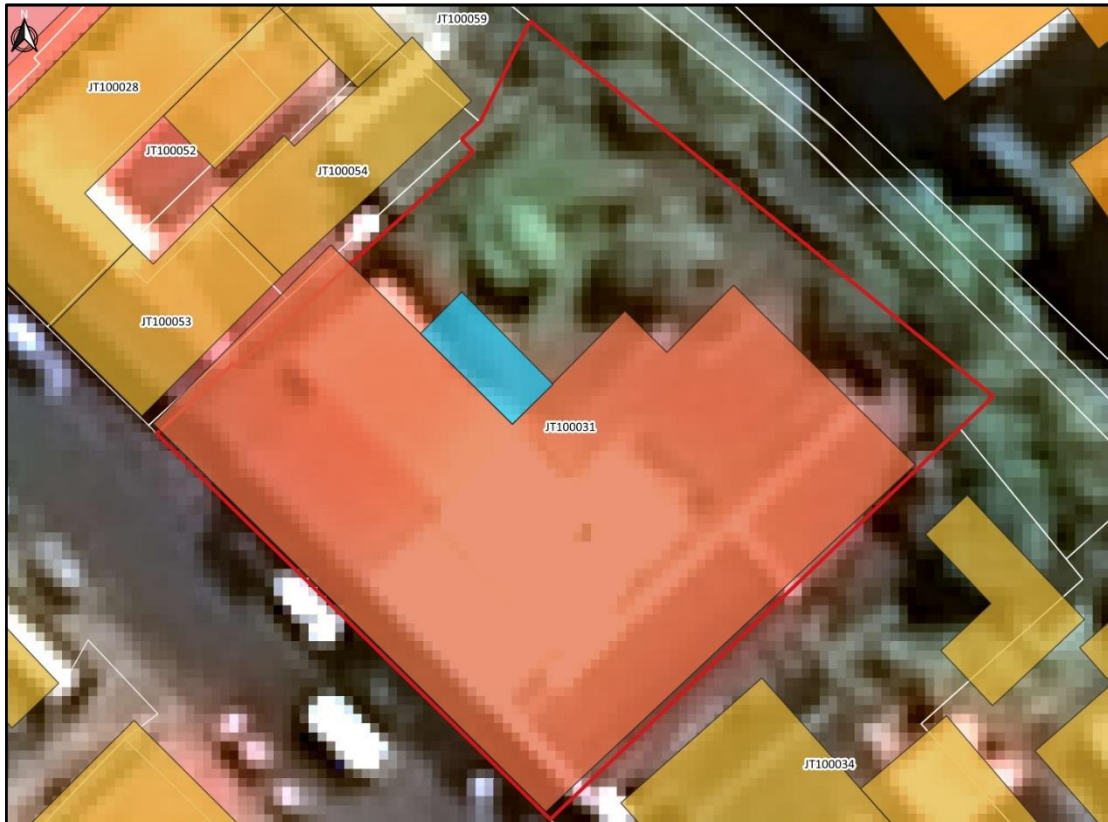
1. Sewage & Water Division	No Objection
2. Energy Division	No Objection
3. Fire & Rescue	No Objection
4. Roads Section	No Response
5. Property Division	No Objection
6. Environmental Management	No Response
7. Environmental Health	No Objection
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	No Response
10. Aerodrome 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	No Response

## B. PLANNING OFFICER'S APPRAISAL

### LOCALITY & ZONING

The development site is within the curtilage of what is known in the *Crallan Report* as the Seventh Day Adventist Welfare (including wall) being a two-storey building with the Chapel adjoining to the south, both of which are Listed Buildings at Grade III and of Group Value. The plot is designated within the Intermediate Zone and Jamestown Historic Conservation area.

**Diagram 1: Location Plan**



### PLANNING HISTORY

The Seventh Day Adventist Church has had multiple permissions granted for extensions to the back/ side in the past, including a garage with a steel-framed lean-to covered area to the rear of the side within the confines of the garden area and an extension (2024/37) to the northern side of the covered area that included construction of a block wall on top of the existing wall to the north, which sits inside the boundary wall to partly enclose the structure.

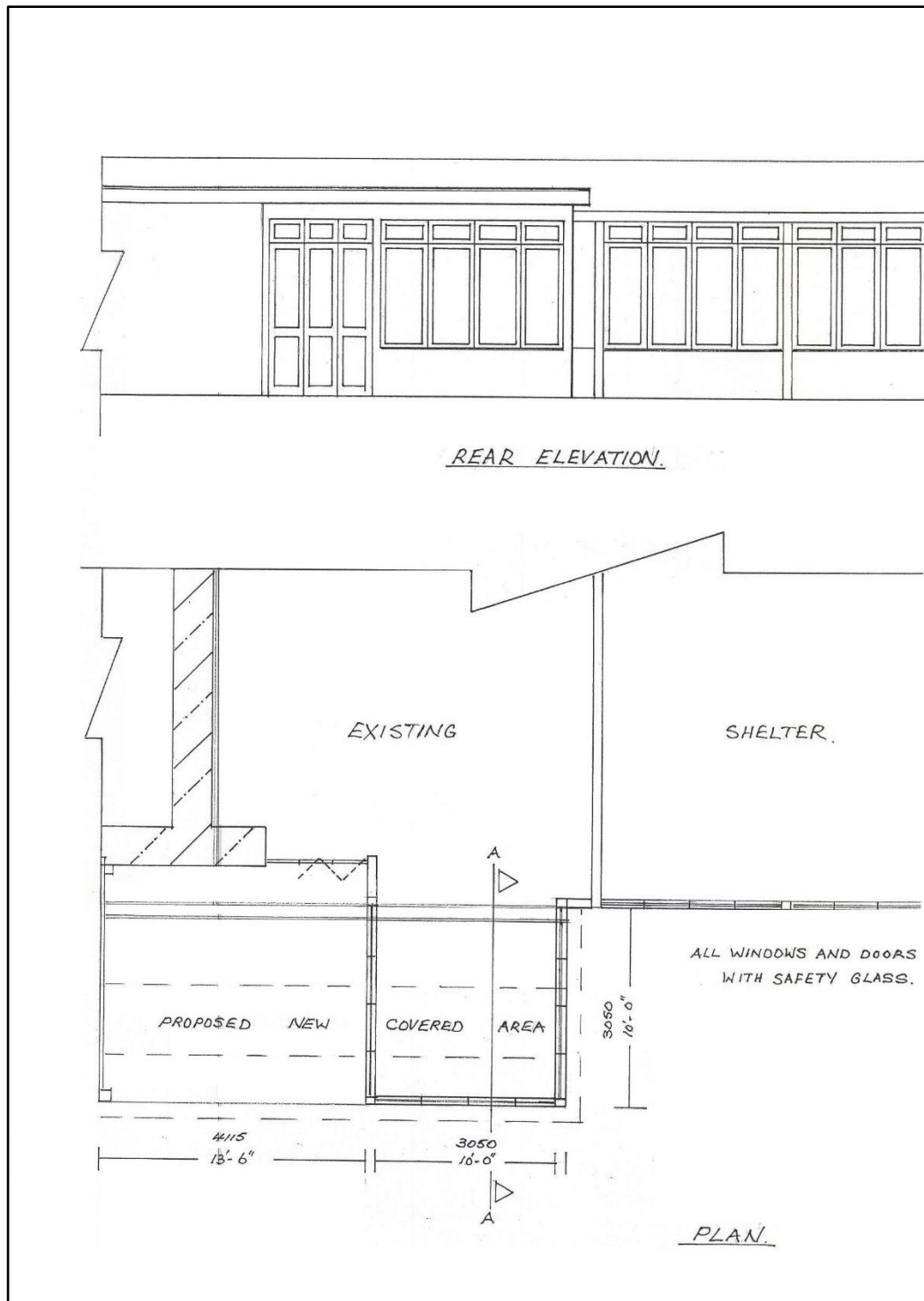
### PROPOSED DEVELOPMENT

The Developer is now proposing to install an additional covered area to the existing, located at the back of the Seventh Day Adventist Church where there is a courtyard/

garden area. This space is utilised for after-Church lunch/ gatherings and other Church community activities. The purpose of this proposal is to provide further weather protection and extra covered space for Church functions.

The dimensions of the proposed new covered area measures approximately 22m<sup>2</sup> and will be constructed from concrete blockwork, rendered and then painted. Material used for the roof will be IBR sheeting and in colour red to match that of existing.

**Diagram 2: Floor Layout and Elevations**



**Diagram 3: Side Elevation**



### **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.

### **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
- Built Heritage Policy: BH1 c)
- Sewage, Storm and Drainage: Policies SD1 b)

### **OFFICER'S ASSESSMENT**

Considering this proposal, the development will be an addition to already approved extended and altered areas of this Grade III Listed Building. The additional covered area will serve as additional space that can be utilised for functions of the Church without the issue of inclement weather affecting the scheduled events.

These extensions are sited at the back of the building and therefore will not affect the façade of the building or the streetscape. The proposed extension will not be visible at eye-level from Market Street, however, it will be visible from other higher, vantage points of Jamestown, but will not be so prominent or out of character with other developments at the back of properties in Jamestown.

The proposal is considered to not adversely impact the appearance of the Listed Buildings or the special character and appearance of the Jamestown Historic Conservation Area and therefore can be supported in accordance with LDCP Policy BH1 c).