

## Planning Officer's Report – LDCA AUGUST 2025

<b>APPLICATION</b>	<b>2025/31</b> – Proposed Bedsit for Tourism Accommodation
<b>PERMISSION SOUGHT</b>	Full Permission
<b>REGISTERED</b>	27 <sup>th</sup> May 2025
<b>APPLICANT</b>	Jonathan Clark
<b>PARCEL</b>	JT150002
<b>LOCALITY</b>	Old Playground, Upper Jamestown
<b>ZONE</b>	Intermediate
<b>CONSERVATION AREA</b>	Jamestown Historic
<b>CURRENT USE</b>	Vacant – Former Playground
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"><li>▪ Independent Newspaper on 30<sup>th</sup> May 2025</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	13 <sup>th</sup> 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	Comments
2. Energy Division	No Objection
3. Fire & Rescue	No Objection - Comments
4. Roads Section	No Objection - Comments
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 Response
10. Aerodrome Safe Guarding	No Objection
11. Economic Development	No Objection - Comments
12. National Trust	No Response
13. Sure SA Ltd	No Objection
14. Heritage Society	Objection - Comments
15. Maritime	Not Applicable

## B. PLANNING OFFICER'S APPRAISAL

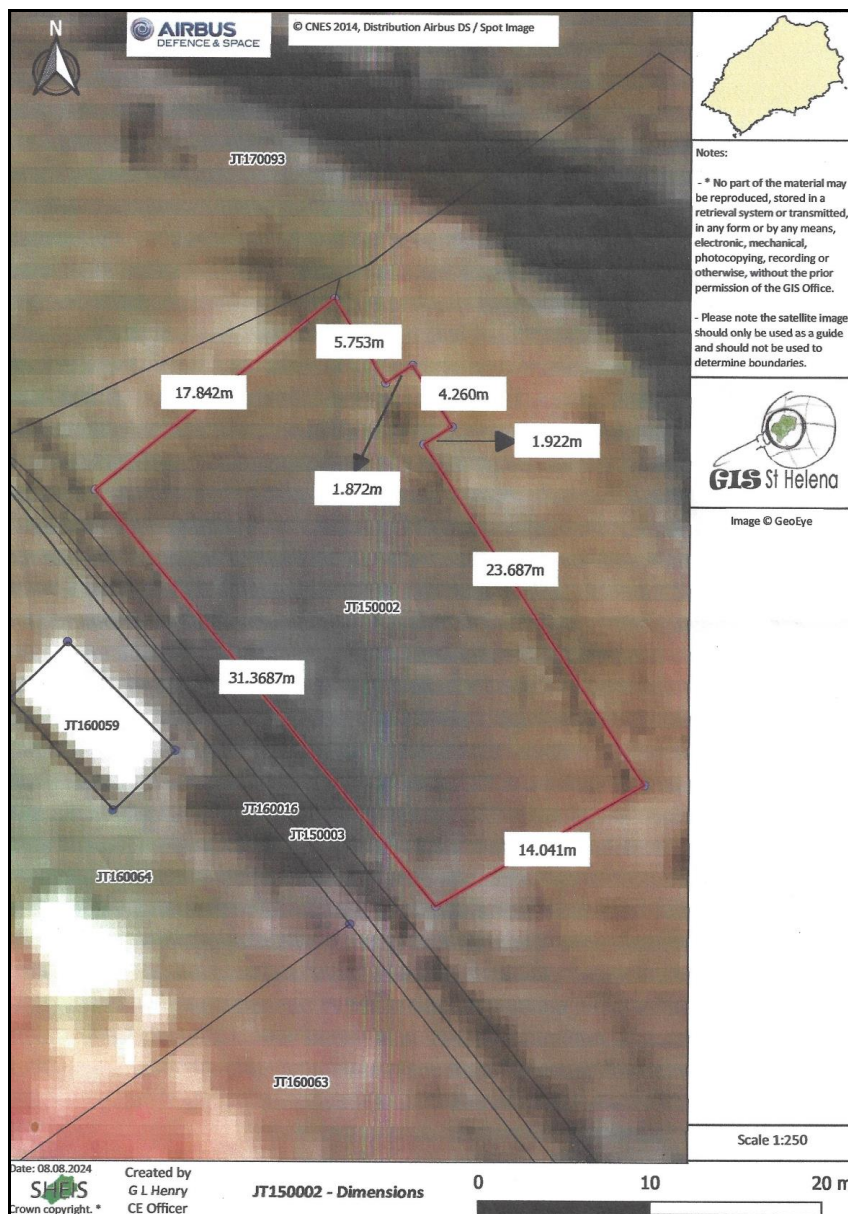
### PLANNING HISTORY/BACKGROUND

Development permission was previously granted on this site for the construction of a three bedroom dwelling in June 2025. The Authority will recall that 'Yurts' were submitted as part of application 2025/14, however then omitted from the scheme for further consideration, and the dwelling subsequently approved. This application seeks an alternative proposal to the 'Yurts.'

### LOCALITY & ZONING

This site is at the Old Playground in Upper Jamestown. The site is designated within the Intermediate Zone and Jamestown Historic Conservation area.

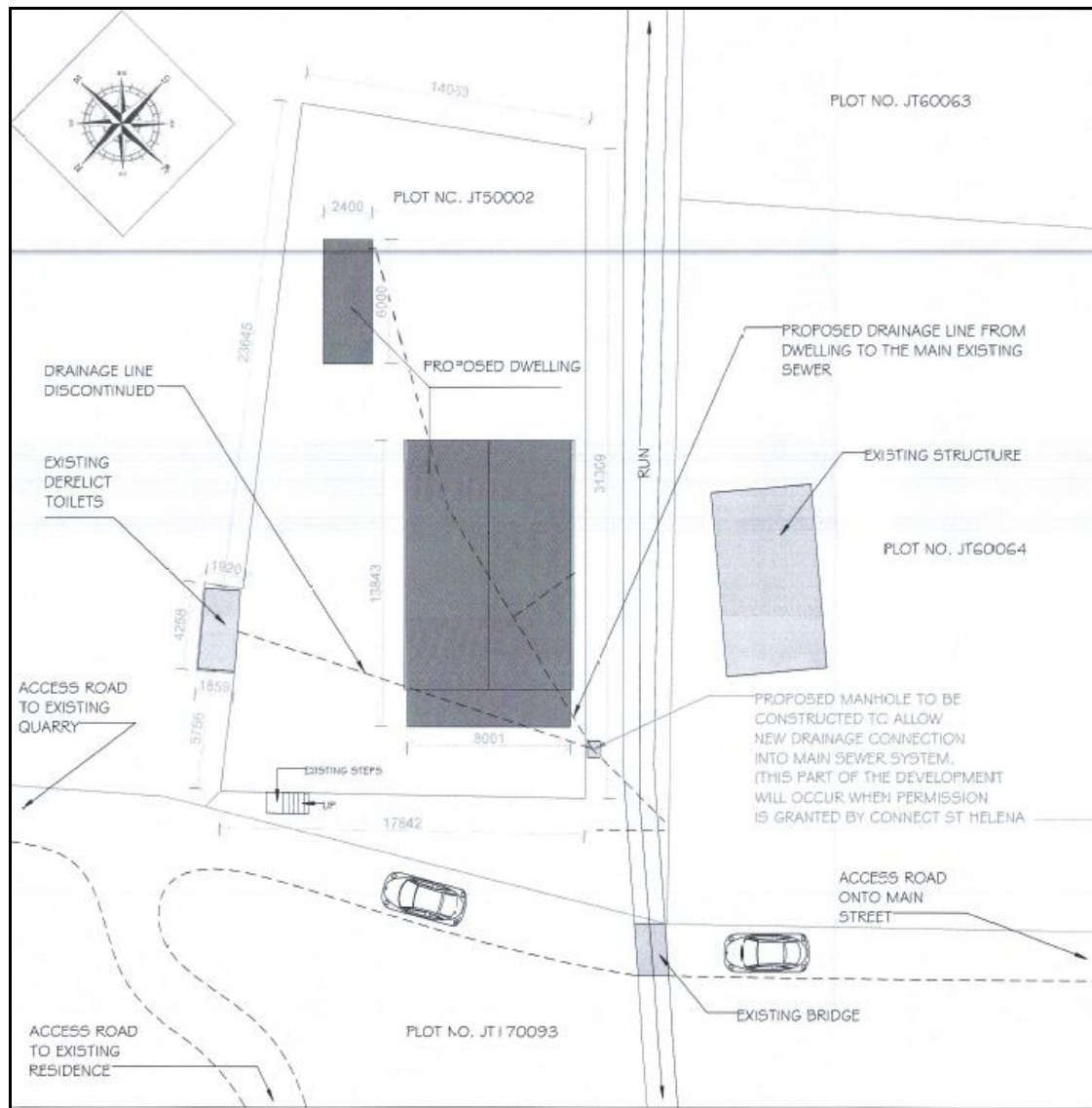
**Diagram 1: Location Plan**



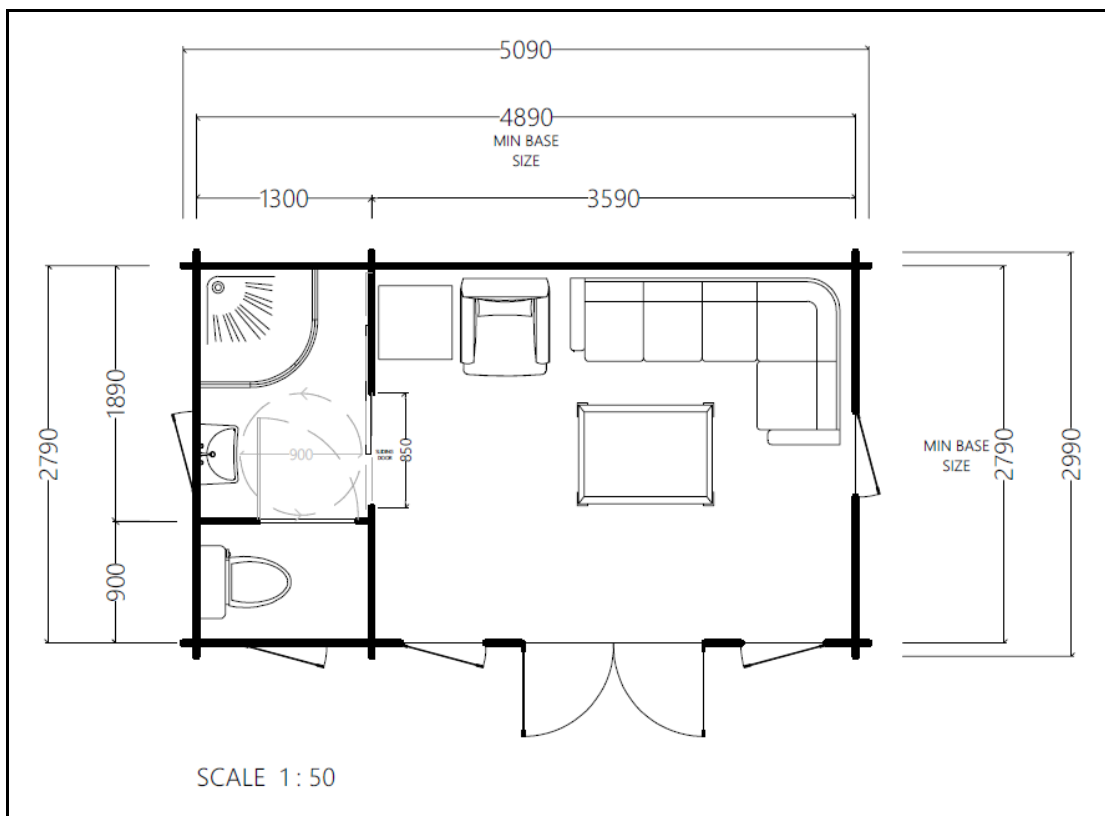
## PROPOSED DEVELOPMENT

The request is to construct a cabin that will measure approximately 15m<sup>2</sup>, comprising a layout of living space that will have a sofa bed and small kitchenette facilities, with shower and wash basin separate to the toilet. The cabin will be made from timber and will have a mono-pitched roof. Sewage will be connected to the existing communal system. The purpose of the cabin is to offer cheap alternative accommodation up to a couple of people within Jamestown.

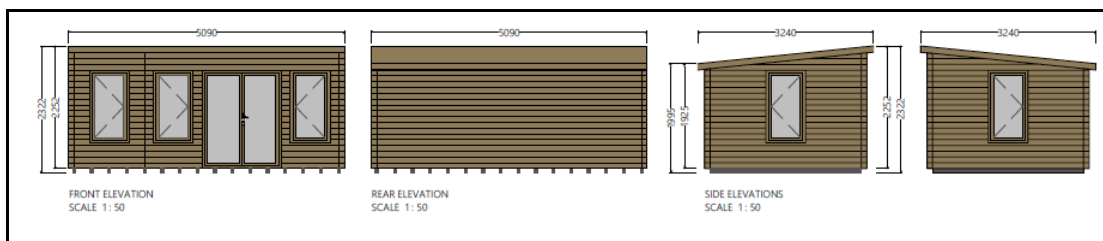
**Diagram 2: Site Layout**



**Diagram 3: Floor Layout**



**Diagram 4: Elevations**



**Diagram 5: Image**



## STAKEHOLDER FEEDBACK & REPRESENTATIONS

There were no representations received from members of the public, however comments were received from various stakeholders.

**Property Service** – ‘Applicant very much aware of the risk in terms of this property, but if in the event that some kind of barriers/nets are needed to safeguard then permission would likely be required beforehand.

Applicant must proceed with the building of the cabin in line with the construction of the dwelling to ensure that the property is used as per the agreed terms of the lease. The applicant has expressed that he would like to build another cabin once he is nearing completion of the first one, I have made him aware that Planning permission would be required for the additional cabin.

If the applicant is unsure of the boundary of the property, then as an advisory it would be best for him to define before works commence.’

**Fire & Rescue Service** – ‘The St Helena Fire & Rescue Service will need to have sight of a scale plan, for the installation of passive & active firefighting media, for this building.’

**Economic Development** – Economic Development has no objection to this application. This applicant has an approved investor and this additional dwelling for Tourism proposes is in line with the SEDS.

**Roads Section** – Please ensure contractors doesn’t let any material go in the Run.

**Connect Water & Sewerage** - Writing on Schedule 1 form A (Application for development permission) in not legible especially No 8 where it asks “what is the proposed arrangements for dealing with sewer” I will be happy to comment once I can understand what is written.

**Planning Officers Comment** – Connects representative were advised of the dealing with sewerage, however did not provide a response to the email. Based upon the previous response, it is not unreasonable to assume an objection would be submitted as the Jamestown Sewer System is not capable of dealing with any additional users at this time.

**Heritage Society** - This is a holding objection pending more complete information and clarification and some redesign.

(A) It is unclear how this development relates to the proposed yurts previously applied for.

(B) It is unclear how vehicles are to enter and be accommodated on the site. It therefore needs a more complete site plan to show this and incorporating appropriate landscape planting.

(C) As a proposed permanent building in the Jamestown Conservation Area, the design should better reflect the traditional form of buildings to the extent of having a dual pitched roof rather than a monopitch roof.

## **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 Policies: IZ1 (a, b, f, g and h)
- Housing Policies: H1 a), b), H2 & H.9
- Water: Policy W2
- Tourism T1a) T2 f)
- Sewage, storm and Drainage: Policies SD1 (b, c), SD3, SD.4 and SD7
- Road and Transport Policies: RT1 (c and d), RT3 and RT7
- Built Heritage Policies: BH1 & BH2

## **OFFICER'S ASSESSMENT**

Permission has been recently granted for a dwelling on this portion of land, where this proposal seeks to address a replacement for the Yurts omitted from the application referenced 2025/14.

The cabin is a change in design from the previously submitted "Yurts", where just a single cabin has been proposed; should demand increase, a second cabin would be proposed subject to a separate development application.

The cabin is relatively small in nature, not dissimilar to the scale of ancillary buildings that would be seen within a garden space of a dwelling. In terms of its appearance, the design is of high quality, and shares similar aesthetics to existing timber-cladded buildings that can be seen on the eastern side of the Run further north of the site. A condition is proposed to be added to ensure the finish of the walls are to match the colour of the dwelling house.

Representation has been submitted from the Heritage Society concerning the appearance of the building within the Jamestown Historic Conservation Area, highlighting that the proposed mono-pitched roof design does not reflect the traditional form of buildings being a dual-pitched roof. Whilst it is appreciated that the majority of buildings within the area has dual pitched roofs, it is not unusual that buildings typically at the rear of dwellings in Jamestown have mono-pitched (shed) design. Exceptions of buildings with mono-pitched roofs fronting the street scene at China Lane can also be seen. Also, considering that the width of the building is just shy of 3m, a mono-pitched roof does not detract away from the proportion of the building. An example of a mono-pitched roof within this area is an existing garage of similar size on the western side of the Run, adjacent to the site. With regards to the second comment pertaining to landscaping scheme, Condition 10 on application 2025/14 for the dwelling requires details to be submitted for the site and therefore

will be discharged under that permission. In terms of parking arrangements, the LDCP does not make provisions for parking within Jamestown, and no such provisions has been indicated within this application which is similarly acceptable.

Overall, this development will not adversely impact the setting of the conservation area due to its location behind the main dwelling house, not readily visible from Market Street. The development will inevitably be visible from higher vantage points such as Side Path if looking directly over into the Quarry, however the harm is considered to be minimal.

The use of the building for tourism accommodation has the support/encouragement of sustainable tourism development to drive economic development of the island, and will not negatively affect the amenity of existing occupiers nearby or the aesthetic of existing development.

All services can be provided with exception to the embargo on the communal system for sewerage, nevertheless a standard condition will be added to this effect.

In conclusion, this proposal can be supported as the benefits this development will bring outweighs the minor harm to the character and appearance of the Conservation Area in which the proposed development is located in line with Built Heritage and Tourism policies.