

## Planning Officer's Report – LDCA SEPTEMBER 2025

<b>APPLICATION</b>	<b>2025/44</b> – Installation of 28 Slate Plaques with Solar Lighting
<b>PERMISSION SOUGHT</b>	Full Permission
<b>REGISTERED</b>	01 July 2025
<b>APPLICANT</b>	St. Helena Tourism, St Helena Government
<b>PARCEL</b>	JT030001
<b>LOCALITY</b>	The Castle Terrace, Jamestown
<b>ZONE</b>	Intermediate
<b>CONSERVATION AREA</b>	Heritage Coast
<b>CURRENT USE</b>	Historic Walkway
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"><li>▪ The Sentinel Newspaper on 03 July 2025</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	17 July 2025
<b>REPRESENTATIONS</b>	Two
<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 Response
3. Fire & Rescue	No Objection
4. Roads Section	No Objection
5. Property Division	No Objection – Comment
6. Environmental Management	No Objection – Comment
7. Environmental Health	No Response
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	No Response
10. Aerodrome Safe Guarding	Not Consulted as per Aerodrome Guidelines
11. Economic Development	No Objection
12. National Trust	No Response
13. Sure SA Ltd	No Objection
14. Heritage Society	Objection – Comment
15. Maritime	Not Applicable

## B. PLANNING OFFICER'S APPRAISAL

### LOCALITY & ZONING

The site of this development proposal is located at *The Castle Terrace*, and is designated within the Coastal Zone as well as the Heritage Coast Conservation Area. The site is Listed Grade II Outstanding Group Value (O.G.V.) within the Crallan Report [1974].

**Diagram 1: Location/ Boundary Map**



### PROPOSED DEVELOPMENT

The Applicant, *Saint Helena Tourism*, a department of the Saint Helena Government (SHG), is proposing to create a 'Wall of Fame' on *The Castle Terrace* wall, adjacent the back of *The Castle* and to the left of Harbour View when looking northwards to the horizon.

The concept of the 'Wall of Fame' is to install 28 slate plaques (600 x 600mm) initially, that will each depict an internationally notable visitor who has set foot on the Island since its discovery and with 28 solar downlights (230mm x 42mm x 97mm) to highlight each of the plaques during dark hours, on the wall of *The Castle Terrace*. Slate is the preferred material for its hard-wearing, natural element, cost efficiency, and longevity.

Each slate plaque will weigh 9.6kgs and will span over a 35-meter length of wall approximately. The applicant has estimated that each tile would add a load of approximately 94 *Newtons*, resulting in a direct pressure of 0.015psi ( $\approx$  103 Pa). This is significantly lower than the static pressure exerted by an average person's footfall, and considerably lower still, when compared to dynamic pedestrian loads.

*St. Helena Tourism* also propose to install four, free-standing trellis benches (1.8m wide x 1.8m high x 650mm approx.) on the opposite side of the terrace walkway, in parallel and facing the '*Wall of Fame*' plaques. The trellis benches will be designed to be free-standing and multi-purposed; acting as an organic aesthetic barrier to the roof of the ex-human rights offices (Works Team Office) and PWD yard below, as well as a built-in bench to serve as seating for anyone walking through *The Castle Terrace*. The trellises feature will also include planters in between and at either end, see below *Diagram 4: Section A* and *Diagram 7: Example of Free-Standing Trellises*.

There will be five large planters (no larger than 600 x 600mm) in total. The planters will be large enough to hold local ornamental/ citrus trees, and can be evenly spaced between the proposed trellis benches. This would also include proposed solar spot lighting for the small manicured ornamental/ citrus trees. The applicants will make arrangements for plant maintenance. A small drain mesh cover will be installed to filter any fallen leaves from proposed plants.

Proposed options for affixing the plaques to *The Terrace* wall is to;

- use stainless steel bolts with tamper-proof or domed heads, set into small resin anchors, **or**
- small stainless steel brackets and bolts set into small resin anchors as per example in Diagram 9 below.

The proposed solar downlights, as per example in Diagram 10 below, will be placed directly above each plaque for illumination during dark hours and will be of a sustainable and low maintenance lighting option.

Light Specifications:

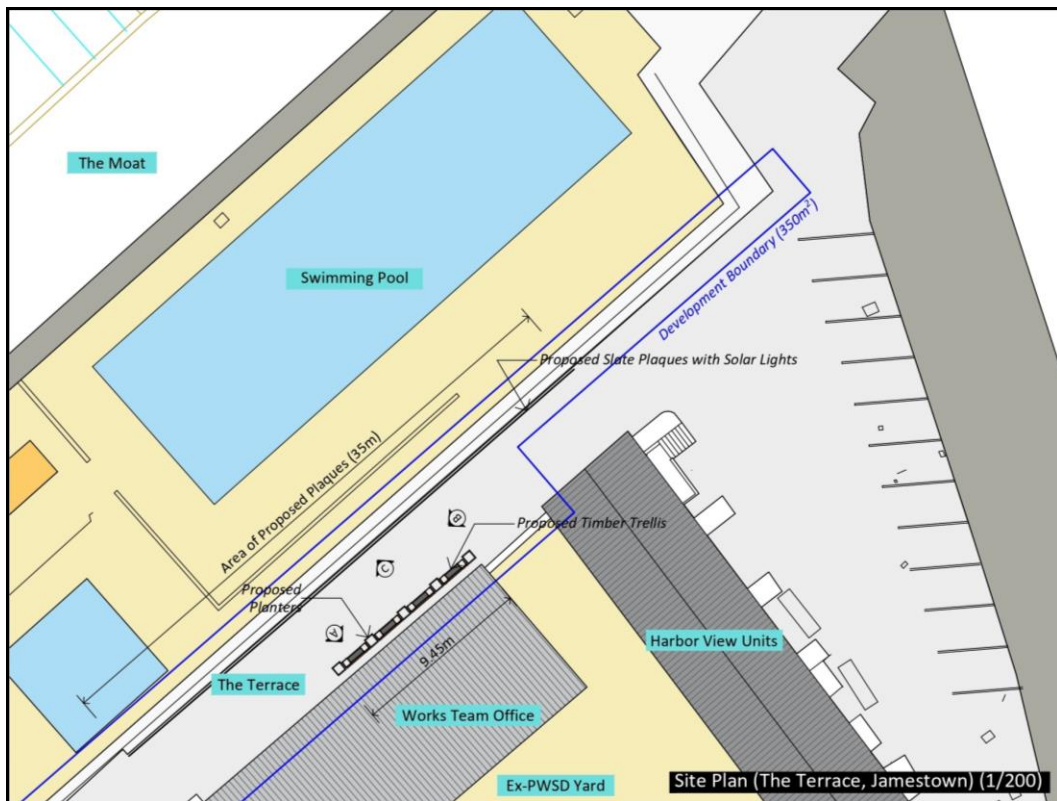
- Wattage: 6W
- Lumen Output: 1000lm
- Colour Temperature: Warm White (3000K)
- Dimensions: 230 x 42 x 97mm

Proposed light fixing is to use stainless steel bolts set into small resin anchors.

To summarize the overall concept of this proposal, it is to create a feature wall on *The Castle Terrace* that will be interesting and informative and with minimal damage to the heritage site, whereby visitors to the Island can experience a visual and historical timeline of notable people throughout history, who have set foot on St.

Helena from its discovery in 1502 to present day. The trellises and planters will add to this feature by offering an attractive place to sit and enjoy *'The Wall of Fame'*.

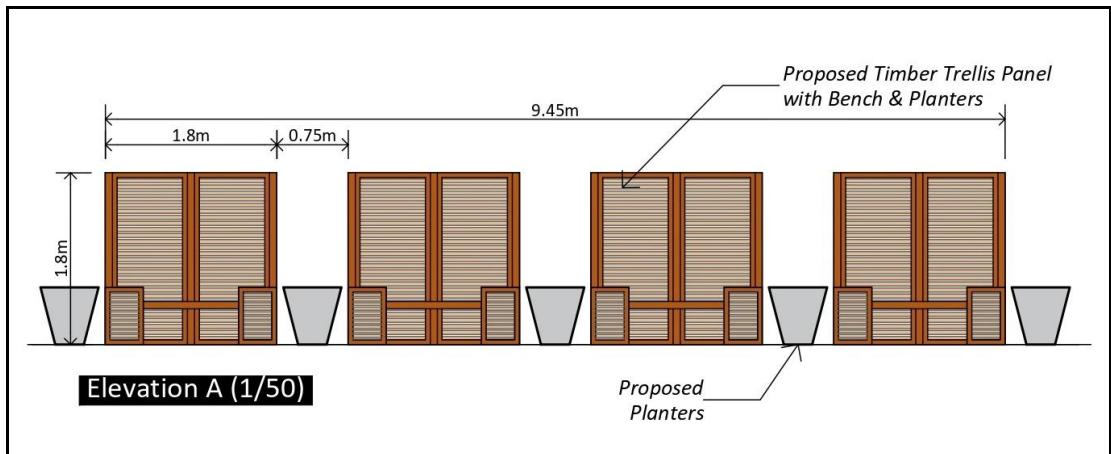
**Diagram 2: Site Plan**



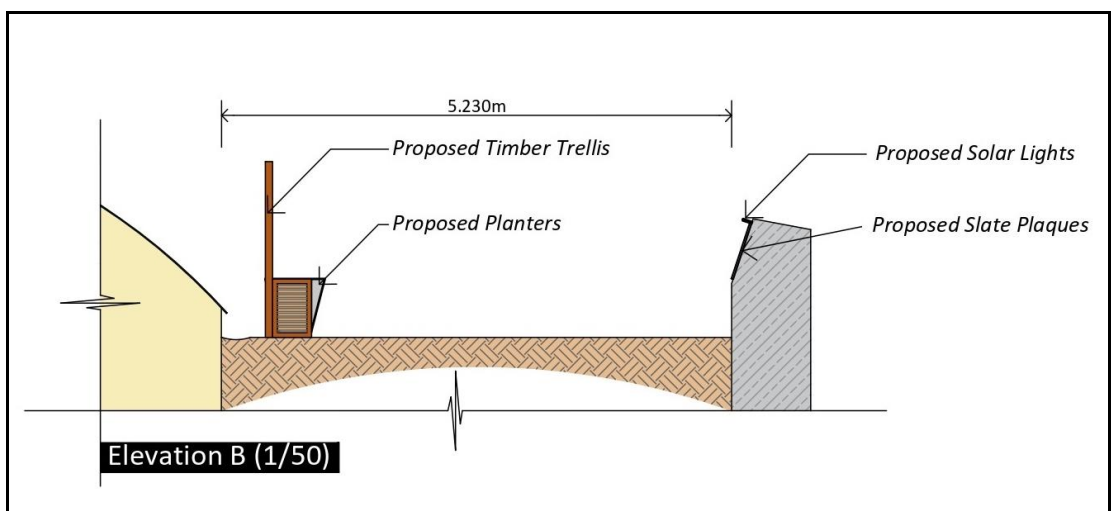
**Diagram 3: Photograph Showing Site**



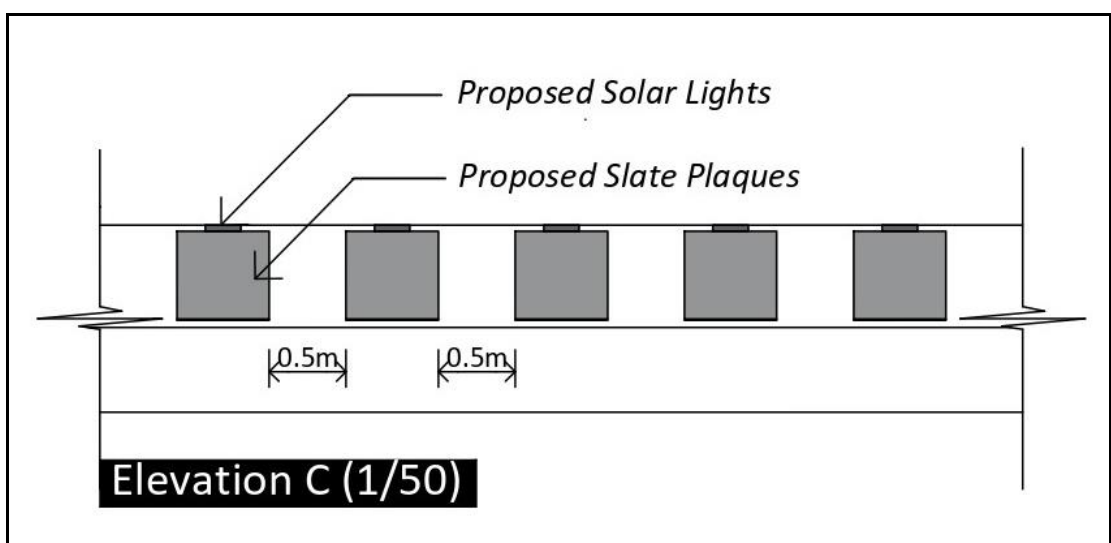
**Diagram 4: Elevation A**



**Diagram 5: Elevation B**



**Diagram 6: Elevation C**



**Diagram 7: Example of Free-Standing Trellises**



**Diagram 8: Example of Slate Plaque Design**



**Diagram 9: Example of Slate Plaques and Installation Fixings**



**Diagram 10: Example of Solar Powered Downlights**



*Proposed light fixing; stainless steel bolts set into small resin anchors.*

## STAKEHOLDER FEEDBACK & REPRESENTATIONS

A Representation was received from a member of the public as well as an objection from 'The Heritage Society' as detailed below. Stakeholders; *Environmental Management* and *Property Services* did not object, but provided comments as per below.

### **Objection – The Heritage Society**

This is submitted as a holding objection pending discussions particularly as to the trellis screens and seats. The Heritage Society feels that these should form part of a strategy for the area and not go ahead in isolation as they may simply appear as incongruous intrusions detracting from the simple historic form of the Terrace. The Society is also concerned that, without a strategy for the area, both the trellises and the plaques could be subject to vandalism and quickly become a detraction from the historic setting rather than an asset.

### **Objection – Representation 1 – Member of the Public**

The proposed development (2025/44) along *The Castle Terrace* is totally out of place within the setting of the Historic Conservation Area, and of the adjacent buildings and structures that are also protected by LDCP listings of the highest grades, and together they are also listed as Outstanding Group Value.

The proposal is right in the middle of this internationally unique East India Company fort complex, which runs from the sea to the Public Gardens, and will visually damage its vital historic integrity.

Given the lack of detailed protection in the LDCP, such as no Conservation Area Management Plan, the fundamental strategy statements used to formulate the policies should be consulted, which are as follows.

*2.14 Built heritage is one of the key assets of the island and a cornerstone of tourism development potential. Its conservation is therefore critical.*

*25.1 Carefully balancing the need to conserve our rich heritage and the need for our economy to grow; the historic built environment is critical to the success of tourism growth.*

*25.5 Conservation of the historic built environment is critical to the success of tourism growth on the Island, as well as being appropriate in conserving an internationally important resource.*

These statements show that there is no doubt that the intention of the people of St. Helena and their Government is to protect this historic Castle complex.

No 'Historic Building Impact Assessment' has been submitted and the application fails to demonstrate compliance with any of the LDCP Built Heritage policies.

To protect this historic asset, the application must be refused.

### **Environmental Management**

As vandalism is known to occur in this area, a regular monitoring and maintenance programme should be put in place to ensure plaques and solar downlights remain in good condition and do not become an eyesore.

### **Property Services**

Concerned about location in terms of vandalism of items - it would be best for mitigation measures to be put in place. Concerned about maintenance but if funds and contractor available then no issues.

## **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: Statements 25.1, BH1 a), b), c), BH2, BH3, BH5
- Tourism: T1

## **OFFICER'S ASSESSMENT**

In evaluating this development concept for a '*Wall of Fame*' at *The Castle Terrace*, the primary concern is the visual and material impact of the development on the Grade II Listed, Outstanding Group Value historic asset and on the character and appearance of the Heritage Coast Conservation Area.

The applicants are actively seeking to implement progressive developments that are relevant to today, but not materially damaging to the Built Heritage, so conserving what is, as well as sensitively '*adding to*' the existing built heritage to offer tourists an improved experience of our Island.

In considering development which impacts on the Built Heritage, this does need to be balanced against the Tourism Policies (in particular Policy T1 which is the Primary Policy which enables and supports sustainable tourism development. As such, new development proposals need to be considered that coexist alongside and in harmony with the Built Heritage and within Conservation areas, but also that it is 'critical' to recognise the need to be progressive in collaboration with the historic built

environment, if our economy is to grow and for tourism is to provide for needed economic growth.

It is considered that the proposed development does not result in any adverse impact that would result in the built heritage not being conserved given its limited attachment to the historic asset which could be easily removed. As can be seen from the suggested options for installation methods of the plaques in the proposal, and example in Diagram 9, any material impact, including damage, to the wall will be minimal.

Therefore, it can be considered that this proposal is a 'light-touch' development, in that the plaques can be easily removed from the wall at any time with no significant material damage. If they were to be removed at any point in time for whatever reason, the wall can then be rendered and 'made good' as it was before. The same can be said about the trellises and planters, which, are also non-permanent features that can be easily removed and also does not materially damage or adversely affect the amenity of the built heritage conservation area. In fact, it can be considered to enhance the aesthetics of the area and the interest of tourists and visitors.

Vandalism can occur at any time and the proposed plaques do not specifically have any greater expectation of vandalism or any expectations of any other criminal activity. In any event, criminal acts are the responsibility of the Police and is therefore not a matter for planning to consider.

The applicants have indicated that they will undertake a maintenance (planting) programme and this can be required through the attachment of a suitably-worded condition to include maintenance of the plaques and trellis benches.

The proposed trellises with built-in seating and planters will provide a respite of pleasant seating for tourists/ visitors alike when walking around the Heritage Coast of Jamestown and the plaques will be an added historic interest to enjoy within the built heritage environment and conservation area of Jamestown.

The proposal is considered acceptable in accordance with the Built Heritage, Tourism and Intermediate Zone policies and therefore can be supported.