

Planning Officer's Report – LDCA MARCH 2023

APPLICATION	2022/68 – Proposed Toilets
PERMISSION SOUGHT	Full Permission
REGISTERED	29 th September 2022
APPLICANT	Central Support Service, St Helena Government
PARCEL	JT030009
LOCALITY	Castle Courtyard, Jamestown
ZONE	Intermediate Zone
CONSERVATION AREA	Heritage Coast
CURRENT USE	Store Room
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 30th September 2022▪ A site notice displayed in accordance with Regulations.
EXPIRY	14 th October 2022
REPRESENTATIONS	One Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Objection
2. Energy Division	No Response
3. Fire & Rescue	No Response
4. Roads Section	No Objection
5. Property Division	No Response
6. Environmental Management	No Response
7. Public Health	No Response
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	Not Consulted
10. Aerodrome Safe Guarding	Not Consulted
11. Sustainable Development	No Response
12. National Trust	Objection - Comments
13. Sure SA Ltd	No Objection
14. Heritage Society	No Response

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

The development site is at the Castle, Jamestown. The building is Grade I listed and is situated within the Heritage Coast Conservation Area.

Diagram 1: Location Plan



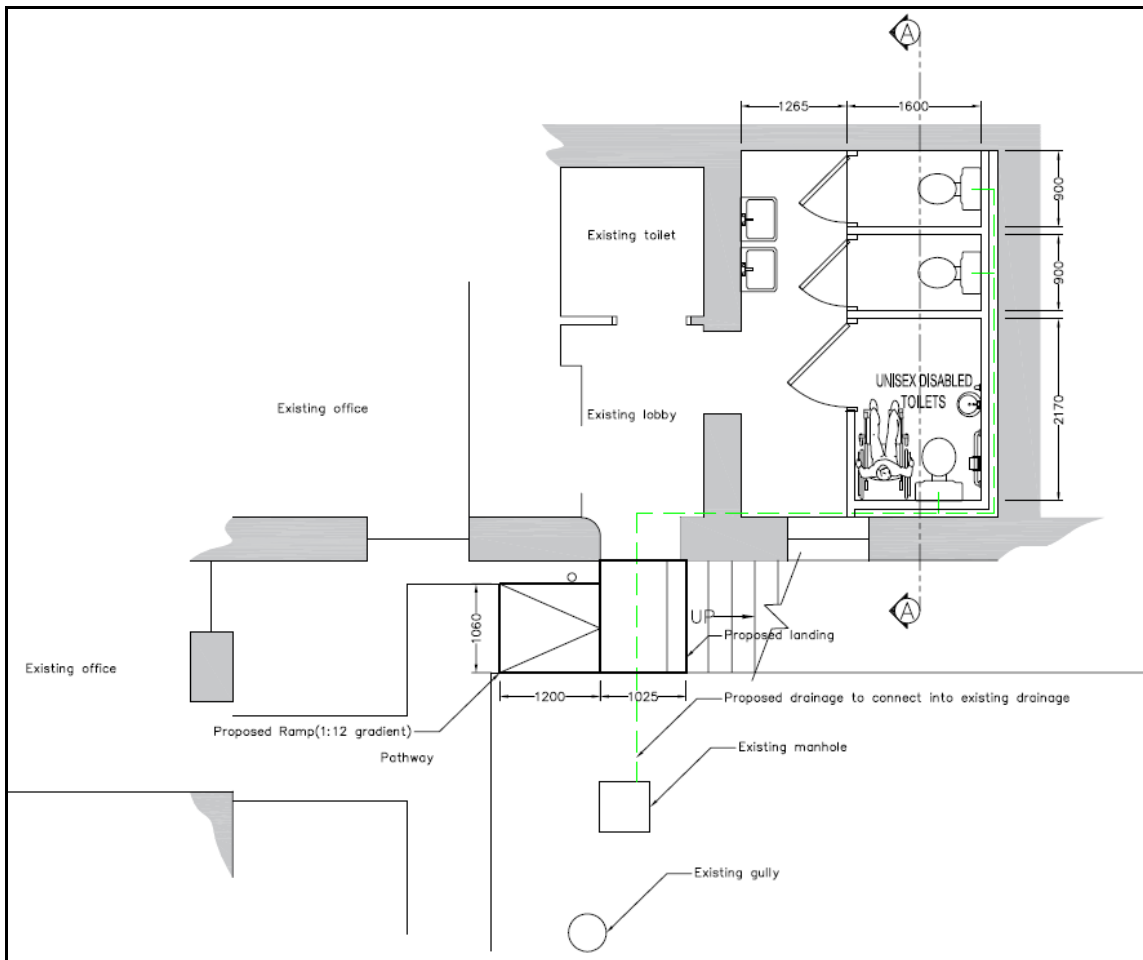
PROPOSED

The application originally was for installation of a wheelchair friendly lift and toilet facilities at the Castle, however the applicant is currently re-considering the lift design and has omitted the request from this application, therefore the application is only for considering the proposed toilets. The location for the toilets is next to the existing toilets on the western corner of the courtyard, where access into the existing lobby will require a small ramp and landing to be constructed. The works will be carried out in the existing storeroom adjacent to the toilets, which will comprise of stud partitions to create a unisex disabled friendly toilet and two cubicles. Drainage will be connected into the existing manhole with the courtyard area.

Diagram 2: Photograph showing entrance to proposed toilets



Diagram 3: Proposed Layout



STAKEHOLDER FEEDBACK & REPRESENTATIONS

One representation was received from a member of the public and an objection from a single stakeholder. It should be noted that the public representation also related to the wheelchair friendly access lift, however as this has now been omitted from the application, only the relevant comments relating to the toilet has been included.

Representation #1

‘...This application also includes a toilet block on the opposite side of the Yard. Again there is insufficient information to understand the application. Is there intended to be a new opening in the wall? Is it an alteration to existing toilets or an entirely new room? Why is a partition proposed to cut across a window? That is not a quality design element that should be acceptable in a Grade I listed building. What are the materials proposed for the ramp? Will the ramp make the existing stair awkward? Again there is insufficient information.’

St Helena National Trust

In terms of human rights, as well as making the building accessible to everyone, I am happy with the works to go ahead, as long as it is done sympathetically to the original building. However, it is grade listed building and therefore careful consideration needs to be given on whether the building should be altered.

I could not find a location map for the disabled toilets. We are told a building with access from the Castle Courtyard will be used but will it involve a wheelchair requiring to pass over beetle stones?

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: Policies
- Built Heritage Policies

OFFICER'S ASSESSMENT

The development will involve the construction of stud partitions inside of the existing store room, which will be converted into two unisex toilets and one disabled toilet. Representation was made concerning the need for the partition to cut across the window. The reason this has been proposed is to enable the desired layout particularly for the disabled toilet. This is further addressed with a frosted film to cover the window. Although no details has been given for the ramp, a condition will be added to submit further details and to ensure the ramp does not hinder access to the staircase. With regards to National Trust query on the beetle stones, there is existing pave slabs that wheelchair users will pass over to get to the toilets. Overall,

the proposed development will not adversely impact the appearance, character or integrity of the listed building, and therefore can be supported.