

Planning Officer's Report - LDCA NOVEMBER 2022

APPLICATION	2022/69 – Relocation of the Mortuary
PERMISSION SOUGHT	Full Permission
REGISTERED	29 th September 2022
APPLICANT	Health & Social Care Portfolio
PARCEL	JT140010
LOCALITY	General Hospital Site, Jamestown
ZONE	Intermediate
CONSERVATION AREA	Jamestown Historic
CURRENT USE	Medical Store, Records & Office
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	None Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

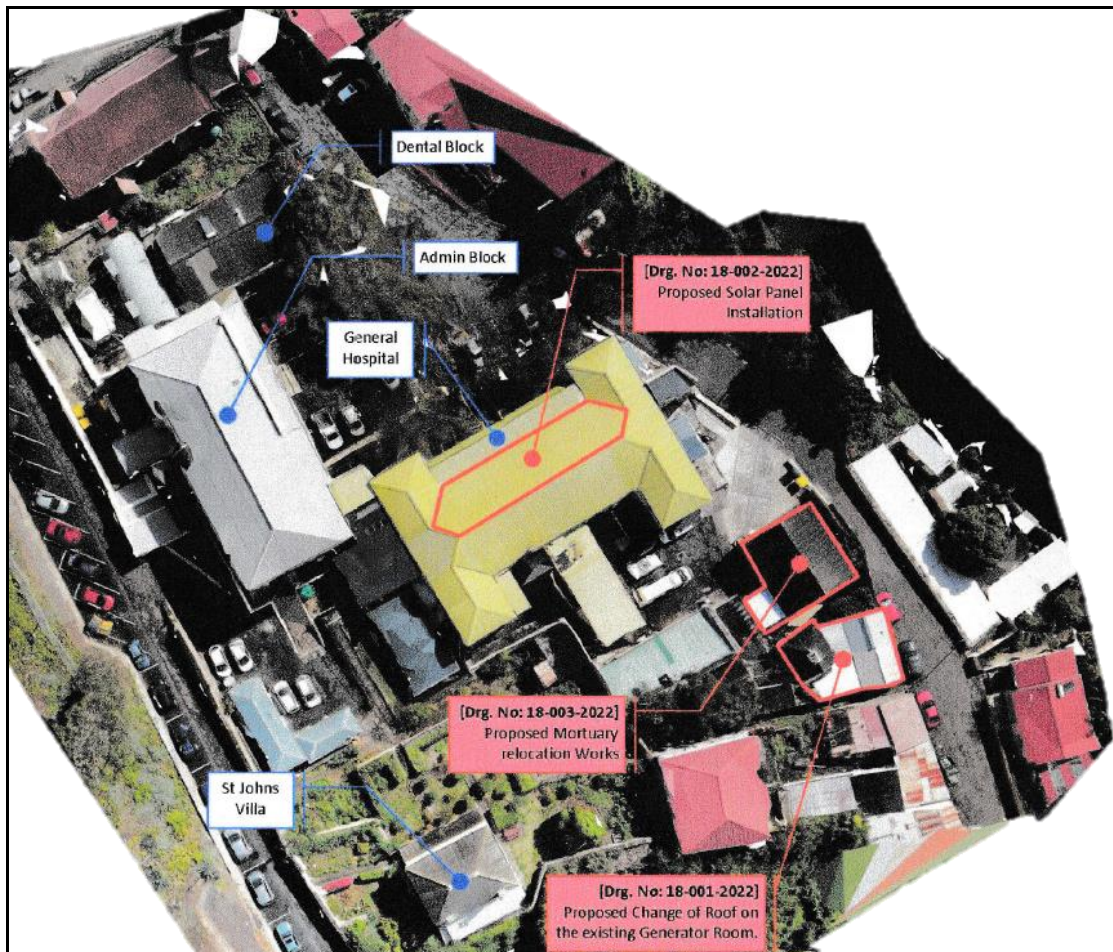
1. Sewage & Water Division	No Objection
2. Energy Division	No Response
3. Fire & Rescue	No Response
4. Roads Section	No Objection
5. Property Division	No Response
6. Environmental Management	No Response
7. Public Health	No Response
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services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

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

The development site is located within the General Hospital area, where there is a single storey stone building at the rear of the premises. This building is Grade III Listed and is within the Jamestown Historic Conservation Area.

Diagram 1: Location Plan



The requirement to improve the mortuary facilities and body storage capacity without undertaking major development works has determined the need to change the use of the Medial Store Building, which will be converted into a new mortuary layout. The refurbishment aims to be non-destructive to the existing exterior structure with exterior development to be complimentary to the historic nature of the building constructions as best as possible. The works proposed are to renovate all the windows on the existing building. Secondly, the existing stud partition wall will be removed and re-constructed with sound-proofing and PVC cladding. This will then part both the Mortuary area from the new location for the Chapel of Rest. A lobby

will then be constructed on the outside of the main entrance into the building, which will help utilise the existing office to be converted into a store and shower facilities. This extension will be constructed out concrete blockwork and cladded in stone, and will have a mono-pitched roof made from IBR sheeting. Lastly, there will be the addition of ramp systems to allow coffin trolley access from the road side.

Diagram 2: Existing Layout

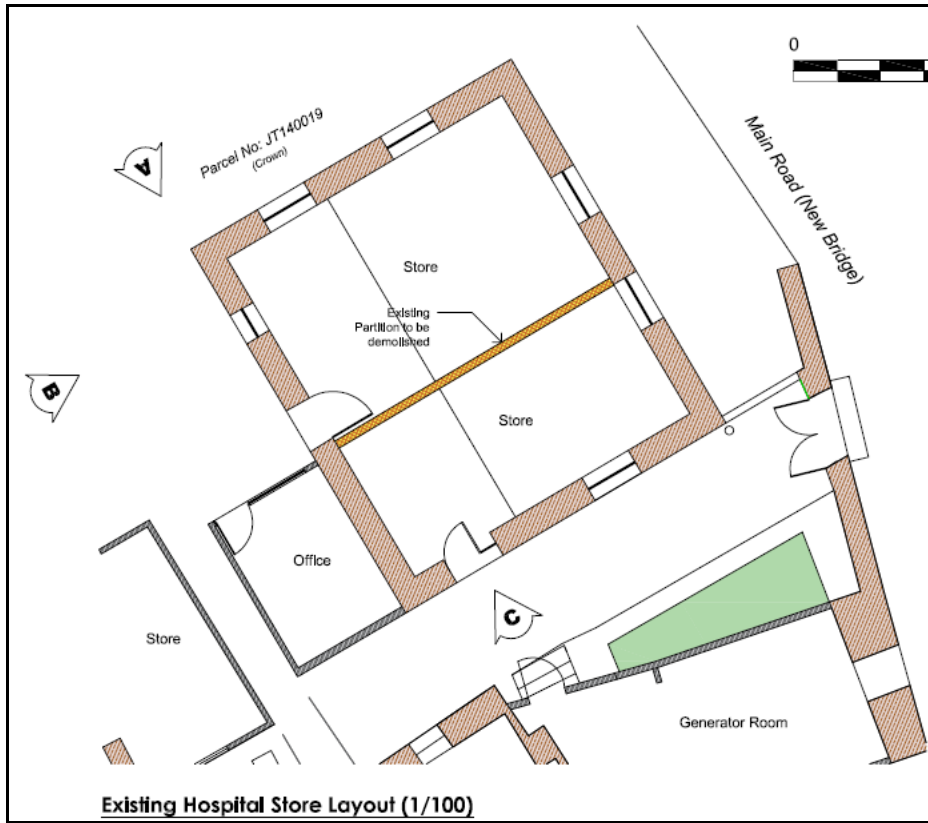


Diagram 3: Proposed Layout

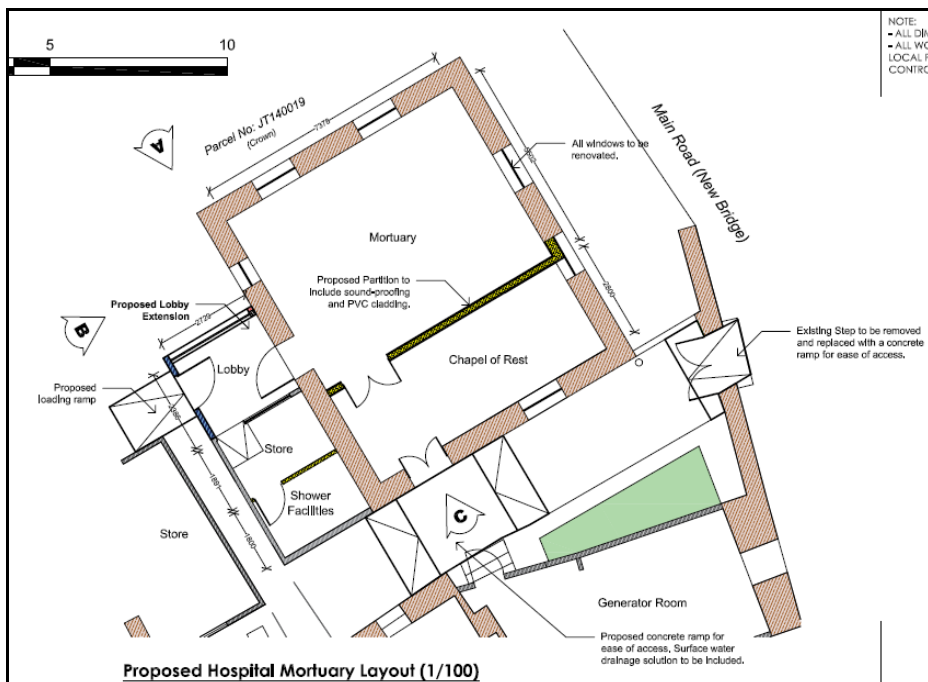
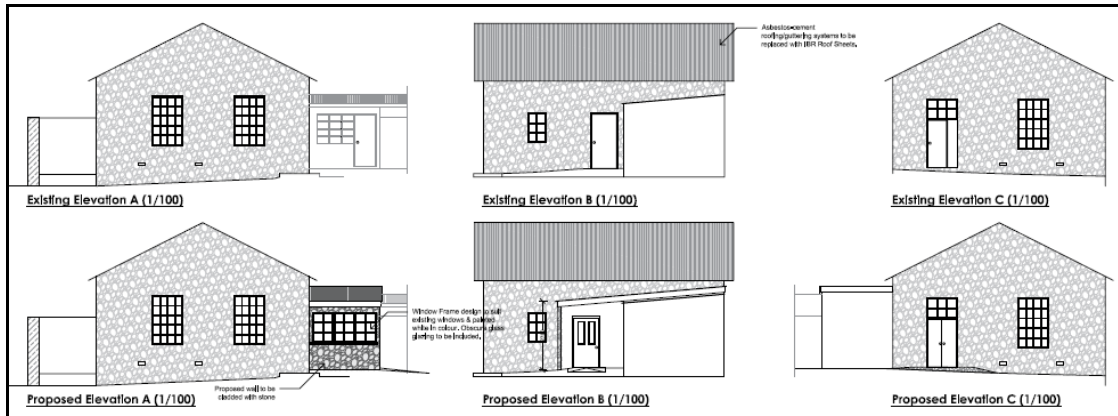


Diagram 4: Elevations



REPRESENTATIONS

No objections or comments were received from any statutory body or 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 Policies
- Built Heritage Policies

OFFICER'S ASSESSMENT

In assessing this development, the use of the building for purposes as a mortuary/chapel of rest is considered acceptable, as the use remains consistent to those activities carried out within the Hospital complex. The most significant change is the addition of the lobby, which will share a similar appearance with that of the existing building in terms of the materials used and window design. It is felt that the extension will not overpower nor detract and will remain subservient to the existing building.