



**St Helena
Government**

**Mrs Connie Johnson
Clerk of Councils
Corporate Support
The Castle**

**Ref: 2018/56
Date: 06/09/2019**

Dear Mrs Johnson,

Land Planning and Development Control Ordinance 2013: Application No. 2018/56

**RECOMMENDATIONS and COMMENTS BY THE LAND DEVELOPMENT CONTROL
AUTHORITY TO GOVERNOR-IN-COUNCIL**

pursuant to Section 23(3) of the Land Planning and Development Control Ordinance, 2013

The Land Development Control Authority (LDCA) considered Application No 2018/77 on the 9th of September 2019 and under Section 23(3) of the Land Planning and Development Control Ordinance, 2013, the LDCA hereby recommend that the Governor-in-Council **GRANT FULL DEVELOPMENT PERMISSION Internal Refurbishment of Ex Police HQ for relocation of Judicial Services**, subject to the following **CONDITIONS**:

- 1) This permission will lapse and cease to have effect on the day, 5 years from the date of this Decision Notice, unless the development has commenced by that date.
Reason: required by Section 31(2) of the Land Planning and Development Control Ordinance 2013.

- 2) The development permission granted is only for twelve months to enable the Phase 2 works for refurbishment that provides improves disabled access to the building to be planned and implemented, failure to implement improved disabled access in the time period stated will terminate the development permission granted herewith and this **development permission is not renewable**.
Reason: To enable the building to be brought into use and to ensure that improved disabled access to the building is provided for this public building.

- 3) This Development Permission does not confer approval under the Building Control Ordinance. Please consult with the Building Inspector(s) to find out whether building regulations approval is required, prior to the development commencing.
Reason: to ensure development is carried out in accordance with the Building Control Ordinance 2013.

- 4) The development shall be implemented in accordance with the details specified on the Application Form; Site Layout, Floor Layout plans as stamped received 17th July 2019 (DWG No. 14|001|2019) and approved by the Planning Officer, on behalf of the Land Development Control Authority, subject to the Condition of this Decision Notice and unless the prior written approval of is obtained for an amendment to the approved details under Section 29 of the Land Development Control Ordinance, 2013.
Reason: Standard condition to define the terms of the development and to ensure that the development is implemented in accordance with the approved details.

- 5) During Construction of the development, no obstruction shall be caused on any public road and to reinstate damage to any public road and other public or private infrastructure/structure arising from implementation of the development permission.
Reason: To ensure safe vehicular access and reinstate damage to public infrastructure arising directly from the approved development in accordance with Planning Policy IZ 1(g).

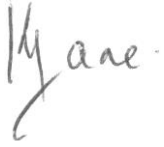
- 6) Prior to development commencing the developer must contact Fire & Rescue Services with regards to obtaining Fire & Safety recommendations and submit those recommendations to the Chief Planning Officer for record purposes.
Reason: to ensure the necessary precautions are undertaken with regards to fire & safety on the property.

- 7) Prior to development commencing, St Helena National Trust must be consulted to record all features of the listed building to enable features to be recorded as a result of demolition or alteration.
Reason: to accord with policy BH4.

Please note that the LDCA, Planning and Building Control Division nor any of its employees warrant the accuracy of the information or accept any liability whatsoever neither for any error or omission nor for any loss or damage arising from interpretation or use of the information supplied by your Designer/Contractor.

Right of Appeal: If you are aggrieved by this decision you may, within 28 days of the date of this Notice, appeal to the Land Development Appeals Tribunal, with payment of a fee of £150, addressed to the Clerk of the Tribunal, using the prescribed form which is available from this office.

Yours sincerely

A handwritten signature in black ink that reads "Karen". The letters are cursive and connected, with a small flourish at the end.

Karen Isaac

Secretary on behalf of the Land Development Control Authority

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