

## Planning Officer's Report - LDCA SEPTEMBER 2019

<b>APPLICATION</b>	<b>2019/56</b> – Internal Refurbishment of Ex Police Headquarters for the relocation of Judicial Services
<b>PERMISSION SOUGHT</b>	Permission in <b>Full</b>
<b>REGISTERED</b>	18 <sup>th</sup> July 2019
<b>APPLICANT</b>	Property Division, St Helena Government
<b>PARCEL</b>	JT040002, JT040003, JT040002A
<b>LAND OWNER</b>	Crown Estates
<b>LOCALITY</b>	Ex Police Headquarters, Jamestown
<b>ZONE</b>	Intermediate Zone
<b>CONSERVATION AREA</b>	Jamestown Conservation Area
<b>CURRENT USE</b>	Vacant
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"> <li>▪ Independent Newspaper on 19<sup>th</sup> July 2019</li> <li>▪ A site notice displayed in accordance with Regulations.</li> </ul>
<b>EXPIRY</b>	2 <sup>nd</sup> August 2019
<b>REPRESENTATIONS</b>	None Received
<b>DECISION ROUTE</b>	<del>Delegated</del> / <b>LDCA</b> / <del>EXCO</del>

### A. CONSULTATION FEEDBACK

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|--------------------|--|
| 1. Water Division  | No Objection   |
| 2. Sewage Division | No Objection   |
| 3. Energy Division | No Objection - A request must be made If the electrical services need to be disconnected temporarily<br>A retest would need to be made if the original electrical installation is modified or altered<br>A retest would need to be made if the refurbishment requires a rewire of the building |
| 4. Fire & Rescue   | No Response  |

5. Roads Section	No Objection
6. Property Division	The Applicant
7. Environmental Management	No Response
8. Public Health	No Response
9. Agriculture & Natural Resources	No Response
10. St Helena Police Services	Not Consulted
11. Aerodrome Safe Guarding	Not Consulted
12. Enterprise St Helena (ESH)	No Objection
13. National Trust	No Response

## **B. PLANNING OFFICER'S APPRAISAL**

### **1.0 LOCALITY & ZONING**

1.1 The development application building is the former Police Headquarters, which is situated next the Courthouse and forms an historic terrace of public building in lower Jamestown. The building is Grade I Listed and is situated within the Jamestown Conservation area.

### **2.0 THE PROPOSAL**

2.1 The proposed development is to refurbish the building in order to accommodate Judicial Services. The works proposed are all internal and will not affect the external appearance, but will ensure a continued use and a secured future of a historic important building.

2.2 These group of buildings form an important historic and architectural feature in the conservation area, particularly within Lower Jamestown area mainly within a civic function. The following works proposed for the north western part of the building are the removal of all existing stud partitions, as well as demolition of the block wall which separates the store room and office. The proposed works in this area will result in an open planned design office space compared to the original, and will provide a smaller waiting room at the main entrance, as well as a reception area and large open office space.

2.3 Proposed works in the middle section of the building is the removal of existing stud partition wall, which will be reconstructed to create a smaller office for the Judicial Services Manager. A filing area will be situated in the corridor leading to the eastern part of the building.

2.4 The proposed works to the eastern section of the building consists of removing the existing stud walls and reconstructed to form a larger jury room, bailiffs office, wheelchair friendly toilet and server room.

### 3.0 SUMMARY & CONCLUSION

3.1 The proposed development is to improve the functionality of the building for the new user, the Judicial Services. The proposed work are all in the main considered as refurbishment and are all internal with the exception of laying drainage pipes. There is little or no detail of architectural or historic significance within the building that would be lost as a result of the proposed refurbishment.

3.2 Internal works are usually permitted development, however as this is a Grade I Listed Building it was requested that an application needed to be submitted. The development complies with Built Heritage policies as it does not negatively affect the buildings appearance or character thus can be supported.

**4.0 RECOMMENDATION:** That Development Permission be **GRANTED** 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) 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.

3) The development shall be implemented in accordance with the details specified on the Application Form; Site Layout, Floor Layout plans as stamped received 17<sup>th</sup> 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.

4) 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).

5) All parts of the sewerage system, including any septic tank and pipework to be laid underground, apart from access covers and vents unless otherwise agreed with the Chief Planning Officer in collaboration with the Building Inspectors. **Reason:** To avoid creating pollution and to accord with LDCP policies SD1 and SD7.

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.