

Application 2019/56 – ADDENDUM 1

Proposed Internal Refurbishment of Ex Police HQ for relocation of Judicial Services

Handling Report – dated 4th September 2019

Official: Shane Williams (Planning Officer)

Date of Addendum 1: 2nd October 2019

A. PLANNING BACKGROUND

Following the meeting of the Land Development Control Authority on 4th September 2019.

Members highlighted there was no indication to how a wheelchair user could access the disabled friendly toilet, based upon the layout. They requested the Planning Officer to sought clarification of the layout with the applicant and report back to the next LDCA meeting.

B. PROPOSAL ASSESSMENT

The Planning Officer received clarification from the applicant. The building is currently not accessible for wheelchair user, however, there is intentions in the future as part of Phase 2 development works to the building to incorporate disabled access into the building from the rear and this will be gained from the Jury's Bailiffs Office. The proposed refurbishment works is to include a toilet that is accessible for wheelchair user and to comply with such requirement. The toilet is solely for the use of the jurors and not available for general use and there are no other visitors to the building.

C. PLANNING OFFICER'S RECOMMENDATON

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 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.

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 LDCA 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.