

Planning Officer's Report - LDCA November 2019

APPLICATION	2019/81 – Proposed alterations and refurbishments for change of use from two to three accommodation units
PERMISSION SOUGHT	Permission in Full
REGISTERED	12 September 2019
APPLICANT	W A Thorpe & Sons
PARCEL	FP0238
SIZE	4.5 acres
LOCALITY	Wood Cot – Alarm Forest
LAND OWNER	W A Thorpe & Sons
ZONE	Green Heartland
LISTING	Grade 1
CONSERVATION AREA	None
CURRENT USE	Residential (rented accommodation)
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 13 September 2019▪ A site notice displayed in accordance with Regulations.
EXPIRY	27 September 2019
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO
PREVIOUS APPLICATIONS	None
SITE VISIT	18 th September 2019

A. CONSULTATION FEEDBACK

a) Water Division	No Objection
b) Sewage Division	No Objection
c) Energy Division	No Objection
d) St Helena Fire & Rescue	No Objection

Report Author: P Scipio

Authorised by: I Mohammed (CPO)

Report Date: 06 November 2019

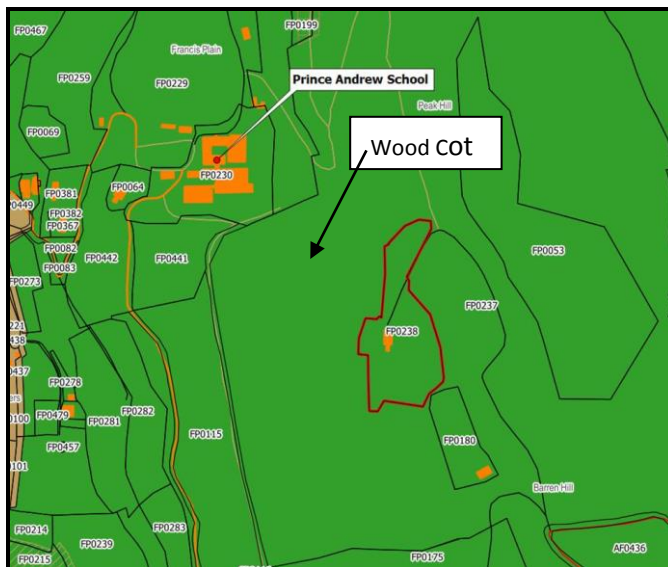
Application 2019/81

e) St Helena Roads Section	No Objection
f) Heritage	No Response
g) Environmental Management	No Response
h) Public Health	No Response
i) Agriculture & Natural Resources	No Response
j) Property Division (Crown Est)	No Response
k) St Helena Police Service	Not Consulted
l) Aerodrome Safe Guarding	Not Consulted
m) Enterprise St Helena (ESH)	No Objection
n) National Trust	No Response

B. DEVELOPMENT DETAILS SUMMARY

Location: The proposed development site is located within the **Green Heartland** where relevant LDCP policies GH1, GH2 & GH3 apply. There are no Conservation Area restrictions, however the buildings are listed.

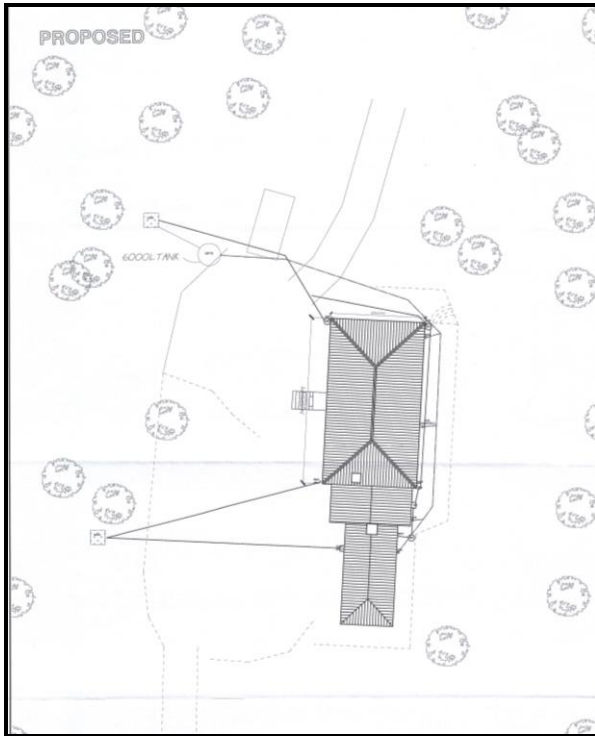
Diagram 1: Location Plan



Site: The entire site is 4.5 acres and enclosed with trees and shrubs. The proposed development doesn't change the footprint of the existing building thereby not acquiring additional land and thus doesn't have an impact on the site. While there are changes to the appearance with new and adjusted windows and doors and enclosing the structure of the link building, these are concealed within the forest setting and are in keeping with the style of the rest of the house, which complies with the Green Heartland Policies: GH.2 (b) & GH.3 (a).

A new 6000 litre septic tank is proposed to be installed on site to accommodate the sewerage from the existing and the additional bathrooms.

Diagram 2: Site Plan



Existing: The existing buildings comprises of three buildings all of differing ages and style. The larger building is the main house of stone and mortar build that is very much intact bar some minor changes, an original cottage that was a single storey and is now a two storey building with a semi-rendered finish and a pitched roof and a shorter two storey narrow building that links the two main buildings.

The main house was originally a two storey standalone building and to the side a small single storey cottage. The cottage was extended to become a two story and a new building was constructed to link the cottage to the main building in later years.

The main house is currently a two bed, one bath on the first floor and a kitchen, dining, lounge, one bath on the ground floor. The external appearance features exposed stone walls with proud cement pointing (carried out in later years) and running sash windows.

Diagram 3: Image (Layout – approx. 1950's)



Diagram 4: Image (Layout – present day)

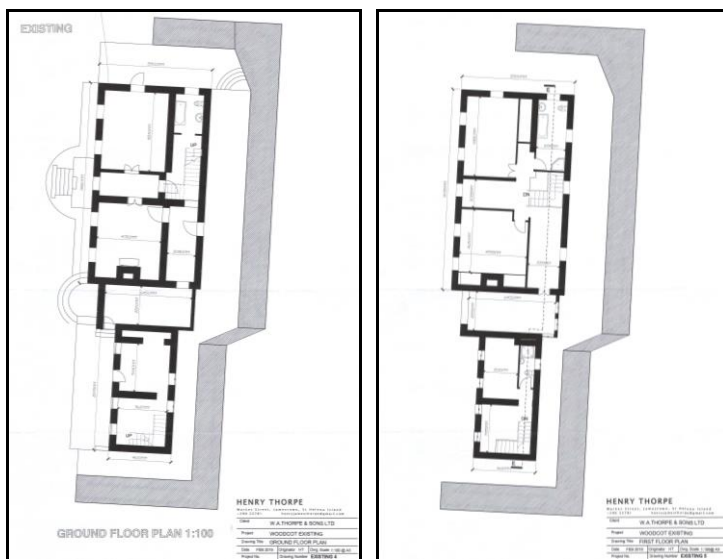


The now two story cottage is also a stone structured building with white painted semi rendered walls with open sash windows. The roof is hipped on the one side and attached to the link building on the other side. The alterations over the years of this cottage has no resemblance to the main building and with its rendered finish it is also very prominent in relation to the main stone building.

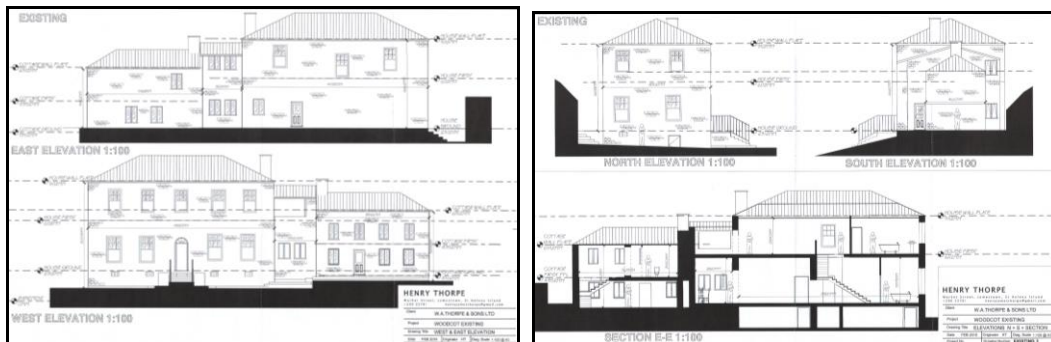
The link building is also exposed stone structure portraying someone's endeavour to resemble the façade of the original main building. However, it's cement block corner stones, elongated concrete window sills and modern overhung roof fails in this attempt.

The additions and alterations to the main listed building (Grade 1) over the years with these development has had very little regard to heritage and historic value of the building or its setting. Whilst it may have been a gradual building process of alteration and additions over the years, the cumulative effect is now apparent. There does not appear to be any record of development permission or consent of the works undertaken. However, the position and character of the listed building is as it is in the photograph to make your own judgement.

Diagrams 5 & 6: Ground Floor & First Floor Plans (existing)



Diagrams 7 & 8: Elevations (existing)



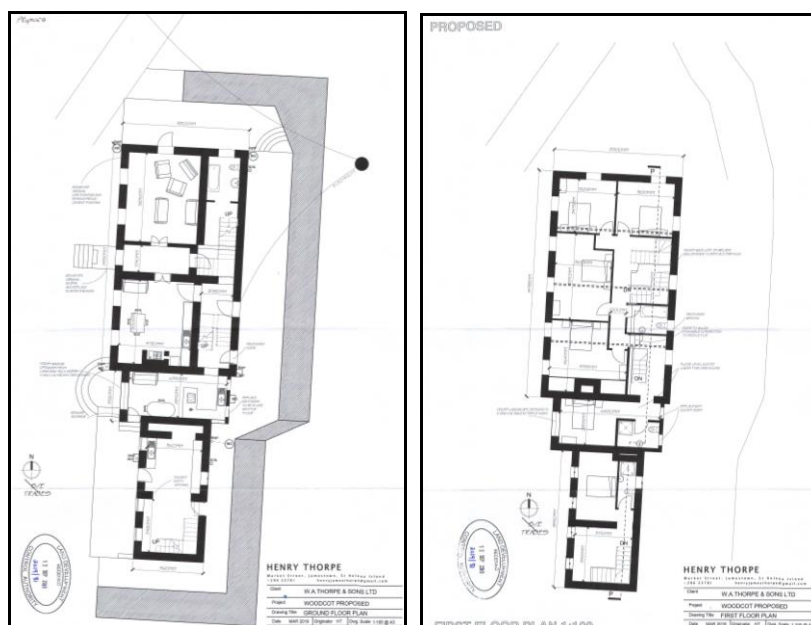
C. PROPOSED DEVELOPMENT

Alterations, refurbishments and new structures are proposed for all three buildings to enable a conversion from two residential units to three residential units and increase the number of bedrooms. Modifications to windows and doors are proposed for all three buildings and also includes changes to the floor level in the cottage and the link building to create an improved living space and allow the appearance to be more uniformed. The proposal also includes reinstatement of the old stone steps and the replacement of lime mortar pointing for the existing cement pointing on the main building.

MAIN BUILDING: Internal alterations to non-load bearing partition walls on the first floor to convert from two to four bedrooms and relocate bathroom on the first floor. Create a new sash window in the proposed bathroom on the rear of the building. Convert a window to door on the rear of the building on the ground floor. Installation of a loft access staircase. Demolition of the concrete steps to the main entrance of the building and reinstating the old stone steps and replacing the rusted mild steel railings with galvanised ball top railing.

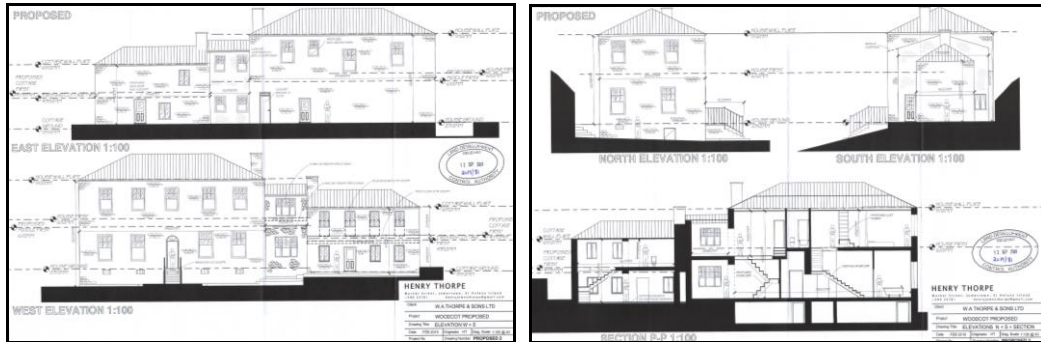
COTTAGE: it is proposed to move the first floor upwards by 400mm to ensure regulation ceiling height on the ground floor, subsequently it is proposed to move the windows on the first floor upwards by 600mm to eliminate the low sill height and to be uniformed with the rest of the building. A new doorway and door to be constructed on the rear wall on the ground floor to create an access to the rear of the cottage. The internal stone wall between the kitchen and lounge to be modified to create a double width opening.

Diagrams 9 & 10: GF & FF Plans (proposed)



LINK BUILDING: proposed alterations and stair installation to create a one bedroom flat with a new bathroom on the first floor. Lowering the first floor by 600mm to accommodate new sash windows enabling a floor to sill height of 700mm. Install new windows on the front and rear walls on both floors. Installation of a new staircase. Remove the overhang on the roof allowing the eaves to become flush with the walls mirroring the roof on the main building and cottage. The cement block corner stones to be altered and rendered so that they are hidden and the walls façade is uniformed throughout its appearance.

Diagrams 11 & 12: Elevations (proposed)



REPRESENTATIONS

No representations were received from any statutory body or members of the public, including immediate neighbours.

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:

The Green Heartland:

- Forest concealment - GH.2 (b)
- Form, scale, proportion and external materials follows traditional buildings and construction methods of the area, and no change to existing ground levels of 3m or more... - GH.3 (a)(b)

Built Heritage

- Conservation of listed buildings – BH.1. (a)
- The layout, design, materials, scale, siting and use of any development shall be appropriate to the character and appearance of the historic asset and its setting – BH.2

OFFICER’S ASSESSMENT

It is evident from the photographs provided that some of the buildings within this development application have evolved over later years. The main two story building

was a standalone unit which seemed to be original apart from some features, for example the concrete entrance steps, the cement pointing on the stone walls and the absence of the porch structure over the main entrance.

The cottage was originally a single story, also standalone building that has evolved into a two story building with a hipped roof. A new structure has also been constructed between the main house and the cottage which is referred to in this report as the link building.

This property is Grade 1 listed and therefore, should be protected regarding its historical value in terms of its external form and appearance. It is unfortunate that continuous add-ons has occurred in later years that has changed the external form and appearance of the building considerably.

The alterations and refurbishments proposed for this development will reinstate some of the original features enhance the existing structures and create a more uniformed appearance. However notwithstanding that, unfortunately this Grade 1 Listed Building has lost its original heritage and historic value for which it was listed due to the number of unsympathetic additions and alterations and it would not be possible to reinstate any of that.