

Planning Officer's Report – LDCA FEBRUARY 2020

APPLICATION	2019/109 – Extension to Existing Building to form a Psychiatric Intensive Care Unit
PERMISSION SOUGHT	Permission in Full
REGISTERED	29 th November 2019
APPLICANT	Health Directorate, St Helena Government
PARCEL	140010 Jamestown
SIZE	1.33 acres (5449m ²)
LAND OWNER	Crown Estates
LOCALITY	General Hospital, Jamestown
ZONE	Intermediate Zone
CONSERVATION AREA	Jamestown Conservation Area
CURRENT USE	General Hospital
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 6th December 2019▪ A site notice displayed in accordance with Regulations.
EXPIRY	20 th December 2019
REPRESENTATIONS	None received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

- | | |
|----------------------|---|
| 1. Water Division | No Objection |
| 2. Sewage Division | No Objection |
| 3. Energy Division | No Objection |
| 4. Fire & Rescue | At the Building Control Stage, I recommend these plans be submitted for Fire & Safety recommendations |
| 5. Roads Section | No Objection |
| 6. Property Division | No Response |

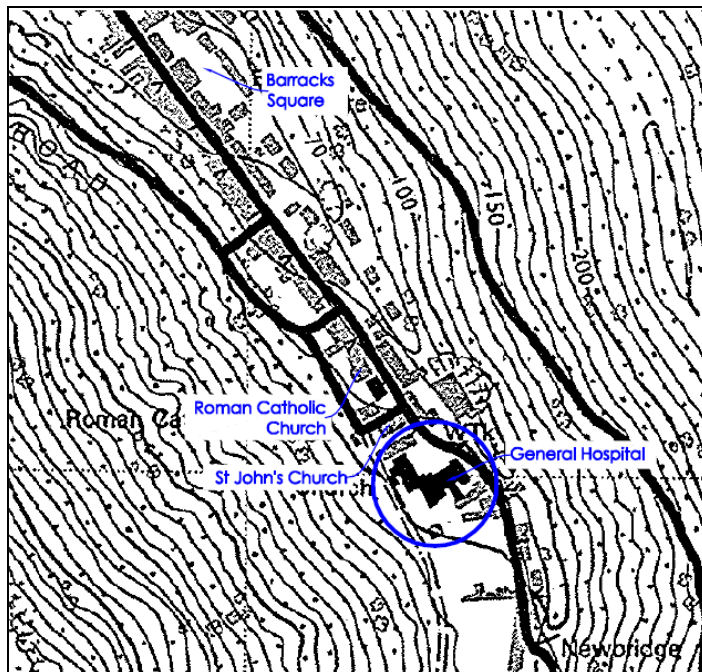
7. Environmental Management	No Response
8. Public Health	No Response
9. Agriculture & Natural Resources	No Response
10. St Helena Police Services	Not Consulted
11. Aerodrome Safe Guarding	Not Consulted
12. Enterprise St Helena (ESH)	No Objection
13. National Trust	No Response
14. Heritage Society	No Response

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

The application site is the General Hospital, in upper Jamestown. The development falls within the Intermediate Zone and Jamestown Conservation Area.

Diagram 1: Locality



PROPOSAL

Full development permission is requested to undertake alterations to the existing north east side ward on the first floor of the General Hospital. Although there will be no increase in floor area, the external appearance of the building will be affected therefore an application for development permission is required.

The proposal is to convert the ward into a psychiatric intensive care unit. This will involve demolishing the existing blockwork wall and removing the existing window and storage cupboard on the external wall. The corner of the verandah will then be

enclosed. This room will be utilised as an en-suite. At the entrance to the unit, a sally port is proposed, where a block wall and doors will be constructed to separate the carer from the patient. Between the proposed sally port and en-suite will be the bedroom and living area for the patient.

These changes will result in two proposed windows on the northern elevation, which will match the existing window scheme as on the north western office. To compensate for this proposal, the wall next to the existing office will be blocked up to coincide with the proposal, creating uniformity on this elevation.

Drainage for the proposal will run alongside the existing downpipe and into the existing manhole below.

Diagram 2: Existing Floor Layout

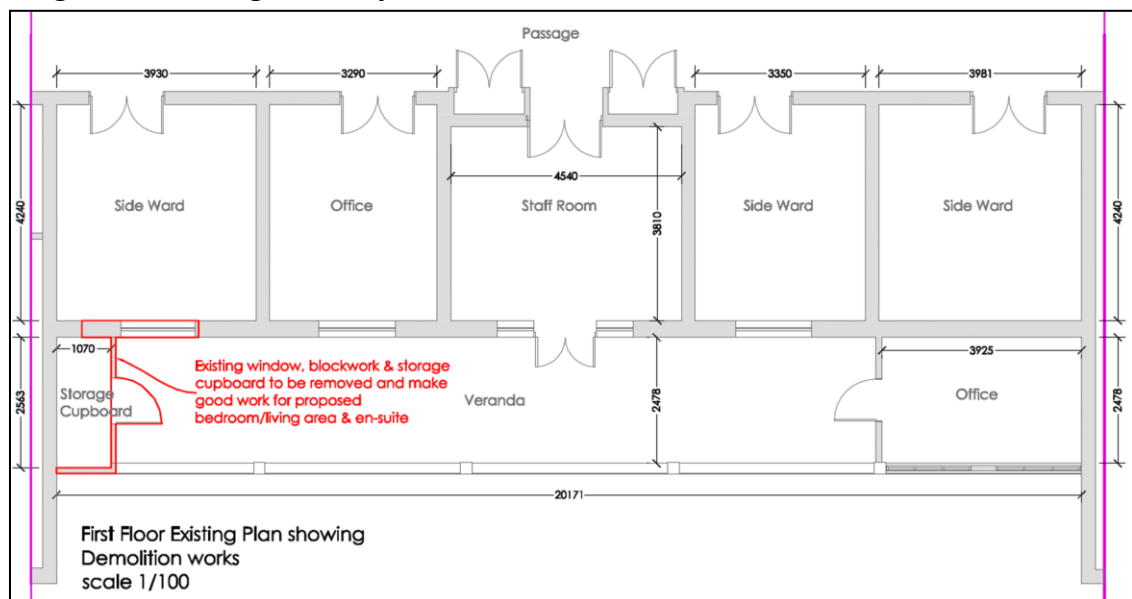


Diagram 3: Proposed Floor Layout

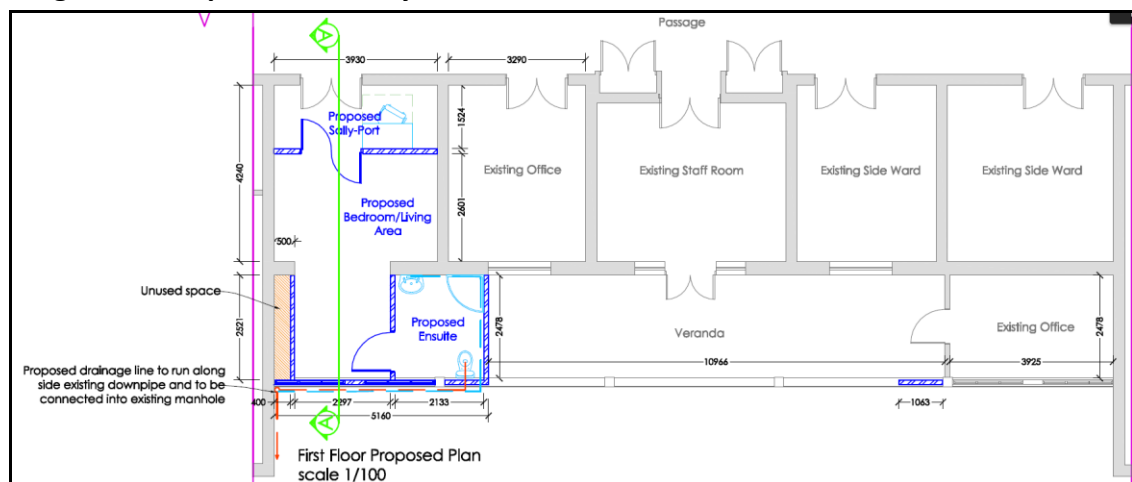


Diagram 4: Existing North Elevation

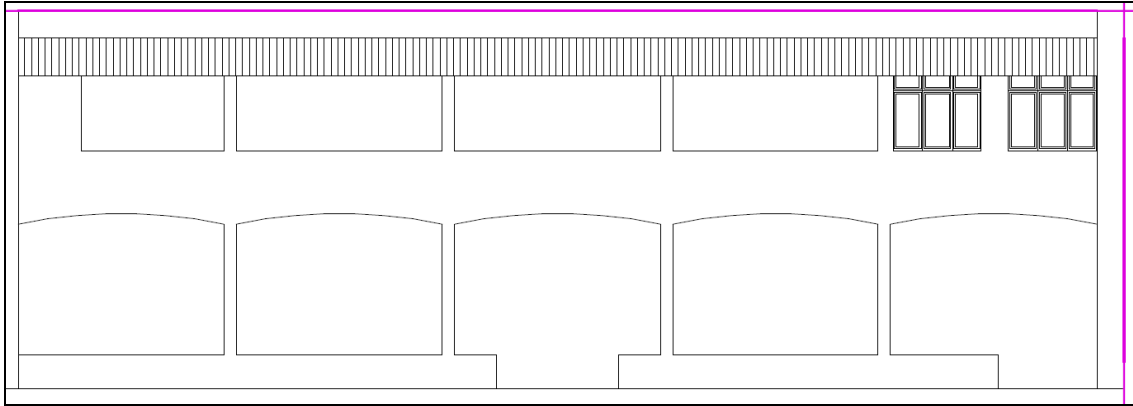
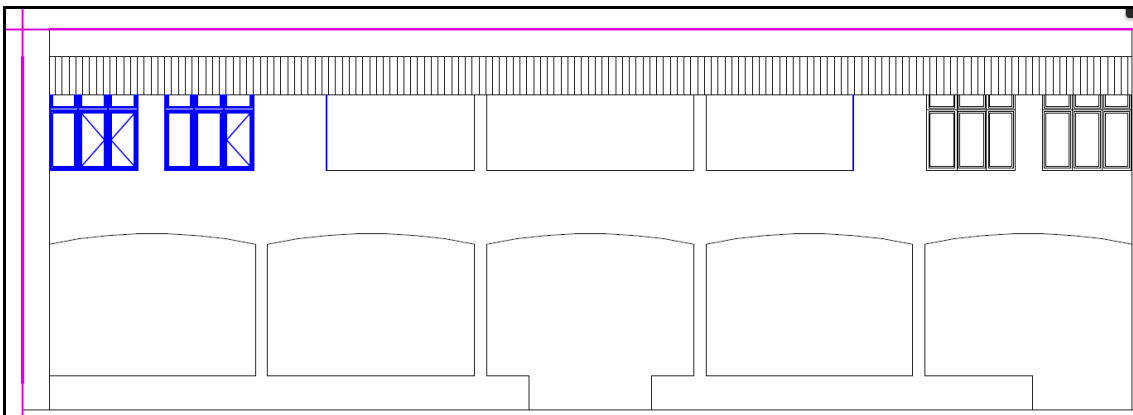


Diagram 5: Proposed North Elevation



LEGAL & 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

- IZ1 a) b)

Built Heritage

- BH1 c)

OFFICERS ASSESSMENT

Although within the Jamestown Conservation Area, the General Hospital is not a listed building under the Crallen Report. An application was needed based upon the external appearance would be affected. As can be seen from the diagram 4 and 5, the proposal will imitate that of the north western office unit. Along with additional blockwork being added to coincide with the new proposal.

In consideration of this, the building will be more aesthetically pleasing to look at, without being detrimental to the existing appearance of the building or conservation area.

C. PLANNING OFFICER'S RECOMMENDATION

REFERRAL TO GOVERNOR-IN-COUNCIL

The Application to be Referred to Governor-in-Council (in accordance with Directive dated 17 April 2014): Section 7(a).

LEGAL FRAMEWORK

1) In accordance with Section 23(1) of the LPDC Ordinance, 2013, the Governor-in-Council DIRECTS the Chief Planning Officer to refer to the Governor-in-Council all Applications for Development Permission which proposes the development of buildings or sites, which are (or are proposed to be) used for (a) the provision of medical, dental or other health service, including facilities for the custodial, shelter or otherwise supervised, accommodation of the elderly or of persons who suffer psychiatric or psychological illness or disorder.