

Planning Officer's Report – LDCA FEBRUARY 2020

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| 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

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| 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 |

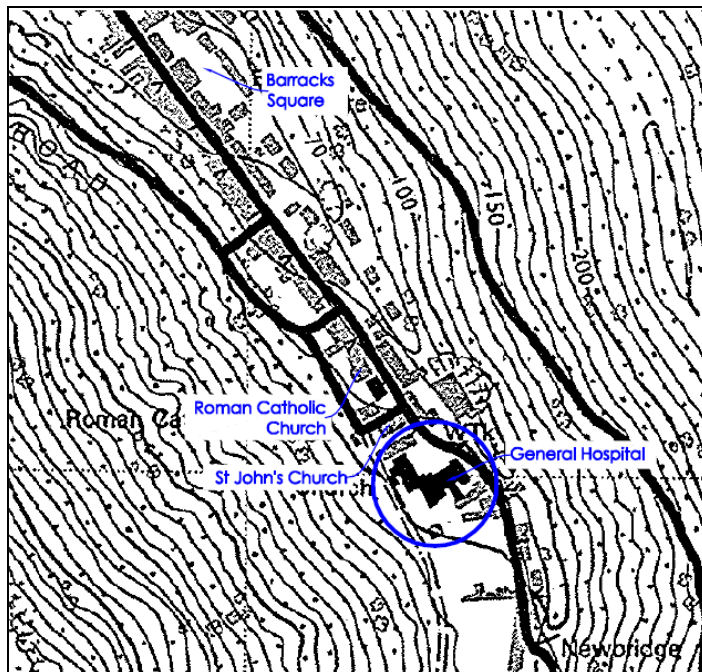
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|------------------------------------|---------------|
| 7. Environmental Management | No Response |
| 8. Public Health | No Response |
| 9. Agriculture & Natural Resources | No Response |
| 10. St Helena Police Services | Not Consulted |
| 11. Aerodrome 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

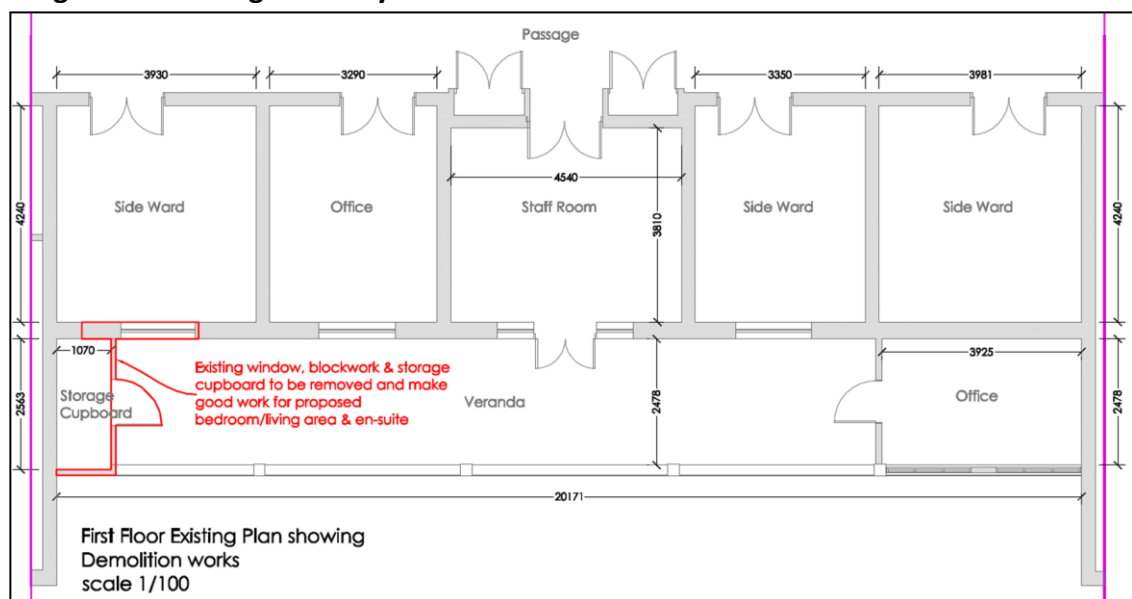


Diagram 3: Proposed Floor Layout

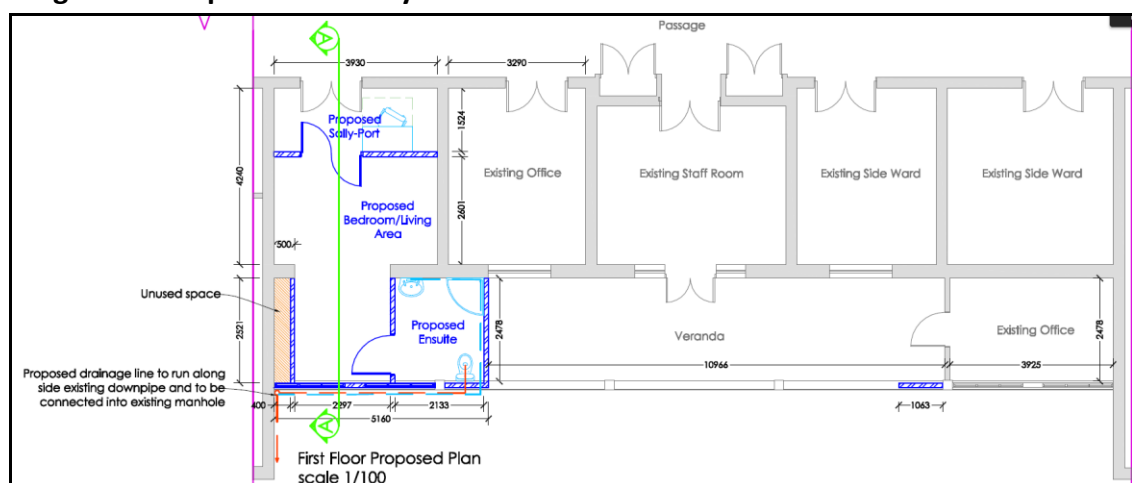


Diagram 4: Existing North Elevation

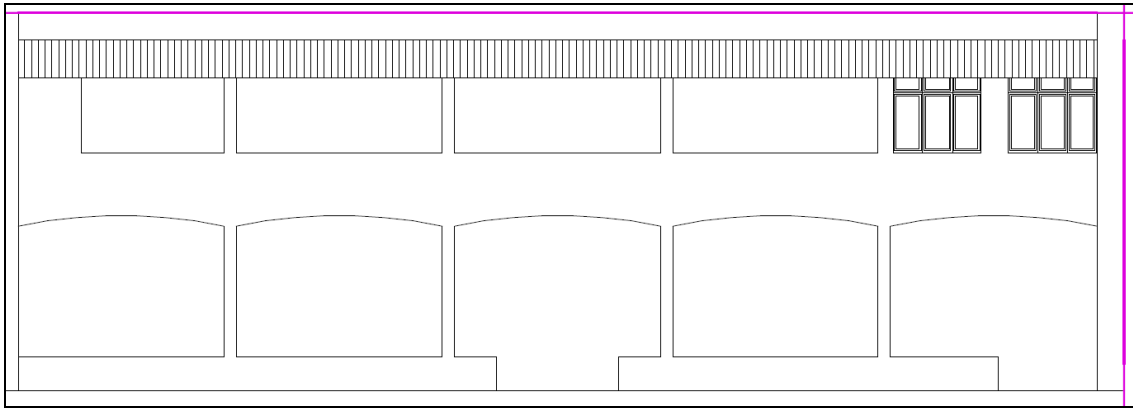
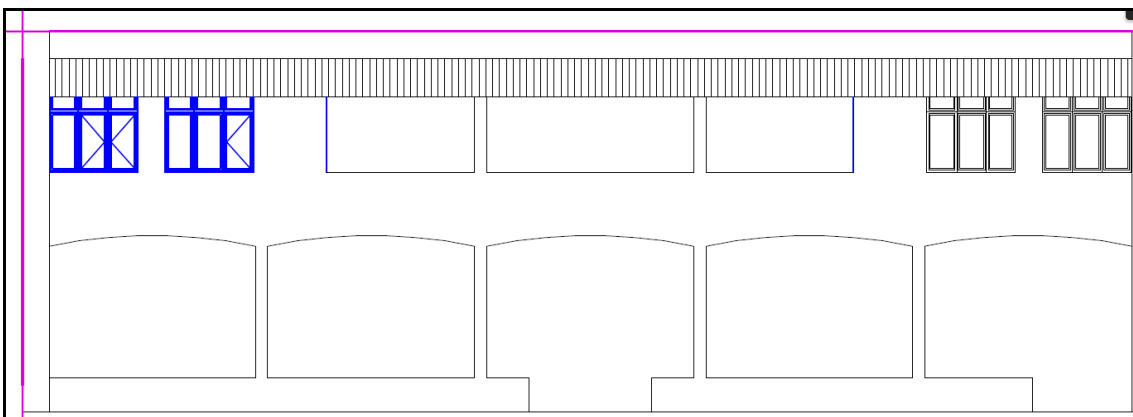


Diagram 5: Proposed North Elevation



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.

D. RECOMMENDATION: The Land Development Control Authority recommends to the Governor in Council to Grant Full Development Permission, 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 & Elevation Plans (DWG No. 36|001|2019 & 36|002|2019) received on 29th November 2019) as stamped 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 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.

- 4) Dust monitoring on site shall be undertaken on a daily basis. In the event that dust is at any time generated that is likely to travel outside of the site and towards neighbouring properties the following mitigation measures shall be taken:

- The erection of dust screens
- The damping down of materials that have the tendency to be carried by the wind
- Reducing the speed of site operated machinery
- In the event of adverse dry and windy weather conditions, site operations should be temporarily restricted or suspended

Reason: To assist the control and limitation of environmental particulate pollution.

- 5) **Construction Practices:** During construction of the development, no obstruction shall be caused on any public road and prior to occupation of the development the developer shall reinstate damage to any public road and other public or private infrastructure 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 LDCP IZ1 (g).

- 6) Any External Lights shall be designed and sited so that they do not emit light at or above the horizontal and the light source shall not be visible beyond the site boundaries.

Reason: to protect the Dark Skies status of St Helena in accordance with LDCP E8.

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.