

Open Agenda

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Memorandum for Executive Council

SUBJECT

Full Development Application: Proposed Extension to Existing Building to form a Psychiatric Intensive Care Unit at General Hospital, Jamestown

Memorandum by the Chief Secretary

ADVICE SOUGHT

1. **Executive Council is asked to consider and advise whether FULL Development Permission should be granted, with Conditions, for the Proposed Extension to an Existing Building to form a Psychiatric Intensive Care Unit, at the General Hospital, Jamestown as recommended by the Land Development Control Authority (LDCA).**

BACKGROUND & CONSIDERATIONS

2. At the Land Development Control Authority meeting held on 26 February 2020, it was recommended that Full Development Permission be granted for the Proposed Extension to an Existing Building to form a Psychiatric Intensive Care Unit, at the General Hospital, Jamestown subject to conditions as set out in Section D of the report to LDCA included as Annex A.
3. In accordance with the directions issued by the Governor in Council to the Chief Planning Officer on 14 April 2014 under Section 23(1) of the Land Planning and Development Control (LPDC) Ordinance, 2013, the Chief Planning Officer is required to refer to the Governor-in-Council all applications for Development Permission which proposes to be (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. A copy of the directions is attached at Annex B for easy reference.
4. Section 17 (b) reads: Full Development Permission, the effect of which is to permit the development subject to the terms and conditions of the grant of full development permission.
5. The following are the relevant Primary Policy clauses from the Land Development Control Plan (LDCP):

5.1 Intermediate Zone: IZ1 a) b)

Where development permission will be granted for residential, tourism-related, social and cultural, agricultural,

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employment and infrastructure development in the Intermediate Zone subject to the siting, scale, layout, proportion, details and external materials forms a coherent development itself and in relation to surrounding development; use is not materially damaging to the amenity of existing development; where the site is in a National Conservation Area, the development complies with any Management Plan for that area.

5.2 Built Heritage: BH1 c)

Development in Historic Conservation Areas will be permitted only if it enhances and protects the character of the Area by reference to scale, proportion, details and external materials of the proposed development in relation to those of the Historic Conservation Area. Development and demolition within a Historic Conservation Area or affecting its setting shall preserve or enhance its character and be consistent with any relevant management plan for the area.

6. RATIONALE BEHIND THE PROPOSAL

6.1 The ultimate objective of the proposal is to provide a specialist facility at the General Hospital for a patient with psychiatric intensive care needs and also to accommodate the patient's carer. It was considered that with some alterations to the building this can be provided within the Hospital, however the proposal will require alterations that will alter the external appearance of the main elevation to the hospital building. The Hospital is located within a conservation area and it was important that the proposed alterations would not impact the historic character of the building or the area.

6.2 Prior to the submission of the development application the applicant engaged with the Planning Service to consider options that would have the minimal visual impact on the external elevation and ensure that it preserves and enhances the character of the area. As there were previous alterations to the north-east side of the first floor elevation of the building, similar alterations to the north-west side could provide a symmetrical balance to the elevation.

7. BACKGROUND OF DEVELOPMENT APPLICATION AND REPORTS

7.1 Over the years there have been a number of development applications at the General Hospital site seeking development and refurbishment of the buildings for the management of the

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clinical and health facilities at the site. These have included development applications in 2015, 2016 and 2017 for extensive building works. The most recent prior to the current development application was in February 2019 seeking permission for refurbishment works to the administrative block, to the north-west corner of the main hospital building. These works are currently being undertaken.

7.2 The application site is the General Hospital, in upper Jamestown. The development falls within the Intermediate Zone and Jamestown Conservation Area, See Diagram 1: (Location Plan) in Annex D.

7.3 The development application is 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, see Diagram 2 (Existing Floor Layout) and Diagram 3 (Proposed Floor Layout) in Annex D.

7.4 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, see Diagram 4 (Existing North Elevation) in Annex D.

7.5 These changes will result in two proposed windows on the northern elevation, which will match the existing window scheme as on the north western side (office unit). 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, see Diagram 4 (Proposed North Elevation) in Annex D.

8. OFFICERS ASSESSMENT

8.1 The General Hospital building is within the Jamestown Conservation Area. Whilst the main hospital building is not a listed building under the Crallen Report, within the hospital complex there are, however, a number of buildings and structures that are listed (and this includes the old hospital building currently being refurbished and renovated.) The

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proposed development affects the external appearance of the main hospital building: see diagrams 4 and 5 in Annex D. The proposal will imitate the external alteration works to the north western part of the elevation that provides an office unit. There will be additional blockwork to the verandah column to coincide with the new proposal. There were no representations received in respect of the proposed development.

8.2 In view of the process that has been followed to ensure the development proposal is considered in light of all the available information, the LDCA recommends to the Governor-in-Council to Grant Full Development Permission with a number of conditions, as set out in Section D of the LDCA report for 26 February 2020, attached as Annex B to this Memorandum.

FINANCIAL IMPLICATIONS

9. Executive Council acts as the Planning Authority in this case.

ECONOMIC IMPLICATIONS

10. The delivery and implementation of the development will provide work in the construction sector.

CONSISTENCY WITH INVESTMENT POLICY PRINCIPLES

11. Not Applicable.

PUBLIC/SOCIAL IMPACT

12. The addition of specialist health care facilities at the Hospital would be welcomed. The development will create a positive impact with improved facilities for patient care.

ENVIRONMENTAL IMPACT

13. Whilst there will be some changes to the external appearance of the building, this will now match the existing opposite north-east side so overall will not have an adverse visual impact on the historic Jamestown Conservation Area. Overall there will be no significant adverse environmental impacts from this development proposal.

PREVIOUS CONSULTATION/ COMMITTEE INPUT

14. The development application was advertised for a period of two weeks to seek comments from the communities and stakeholders on the development proposal.

15. During the consultation period on the development application, there has been no representation received from the public.

16. Key Stakeholders have responded and their views have been considered by LDCA.

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PUBLIC REACTION

17. This could possibly generate public and media interest once the specialist care facility development work has been completed.

PUBLICITY

18. The decision will be covered in the radio briefing following the meeting.

SUPPORT TO STRATEGIC OBJECTIVES

19. This paper supports Strategic Objective 1.1 – ‘Ensure effective investment in physical infrastructure’ as well as Strategic Objective 4.1 - Develop a Safe Environment.

LINK TO SUSTAINABLE ECONOMIC DEVELOPMENT PLAN GOALS

20. Goal 7 of the SEDP is to improve public infrastructure, to provide an environment that promotes investment.

SOB

OPEN/CLOSED AGENDA ITEM Corporate Support Corporate Services

21. Recommended for the Open Agenda.

18th March 2020

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