

## Planning Officer's Report – LDCA OCTOBER 2020

<b>APPLICATION</b>	2020/57 – Construction of a Covered Area
<b>PERMISSION SOUGHT</b>	Permission in <b>Full</b>
<b>REGISTERED</b>	12 <sup>th</sup> August 2020
<b>APPLICANT</b>	Programme Management Unit
<b>PARCEL</b>	JT140010
<b>SIZE</b>	1.33 acres (5449m <sup>2</sup> )
<b>LOCALITY</b>	Emergency Entrance to the General Hospital
<b>ZONE</b>	Intermediate
<b>CONSERVATION AREA</b>	Jamestown Conservation Area
<b>CURRENT USE</b>	Emergency Entrance
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"><li>▪ Independent Newspaper on 14<sup>th</sup> August 2020</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	28 <sup>th</sup> August 2020
<b>REPRESENTATIONS</b>	None Received
<b>DECISION ROUTE</b>	<del>Delegated</del> / <b>LDCA</b> / <del>EXCO</del>

### A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Objection
2. Energy Division	No Objection
3. Fire & Rescue	No Response
4. Roads Section	No Objection
5. Property Division	No Objection
6. Environmental Management	No Response
7. Public Health	No Response
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	Not Consulted
10. Aerodrome Safe Guarding	Not Consulted
11. Enterprise St Helena (ESH)	No Objection

12. National Trust	No Objection
13. Sure SA Ltd	No Objection
14. Heritage Society	No Response

## **B. PLANNING OFFICER'S APPRAISAL**

### **LOCALITY & ZONING**

The application site is at the General Hospital Emergency entrance, where the plot is designated within the Intermediate Zone and proposed Jamestown Conservation Area.

#### **Diagram 1: Street View**



### **THE PROPOSAL**

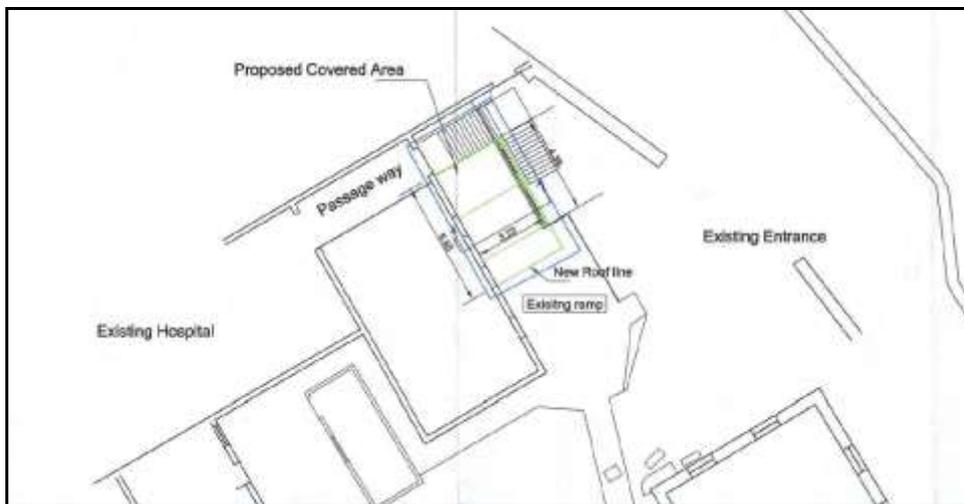
Currently the emergency entrance is exposed to the weather, which has created a health and safety risk due to wet surfaces and equipment. The request is to construct a structure to cover the existing emergency entrance ramp. This will consist of three timber posts and lean-to roof, where the rafters will be concreted inside of the existing wall. The east elevation will be of studwork and cladded in timber, which will be of the same colour as the existing hospital building. Two semi-transparent windows are proposed to allow for sufficient lighting into this area. The windows will be made from aluminium to match that on the existing building. The footprint covered will measure approximately eighteen square metres. The benefit from this will result in a

safer working environment, as well as providing privacy for workers and patients when this area is being used.

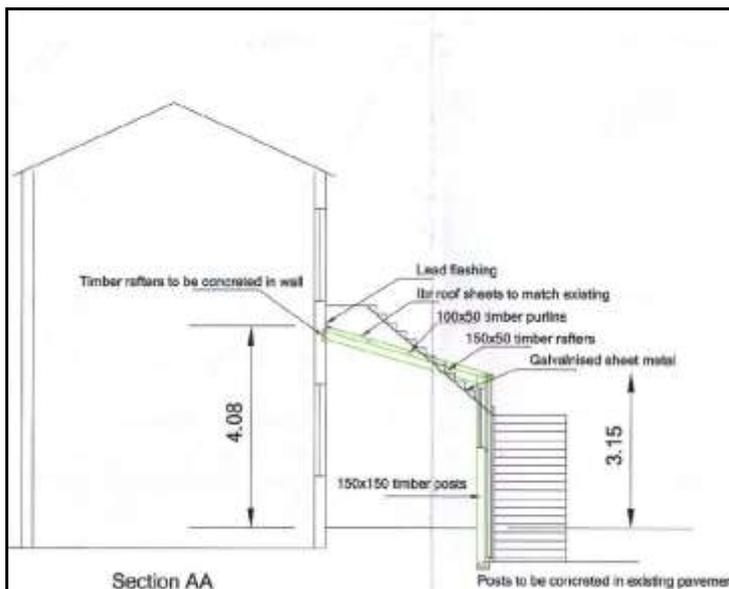
**Diagram 2: Existing & Proposed Elevation**



**Diagram 3: Proposed Floor Layout**



**Diagram 4: Side Elevation with Details**



## **POLICY CONSIDERATION**

The proposed development is assessed against the LDCP Policies set out below:

- Intermediate Zone: Policies IZ1 (a, b)
- Built Heritage Policies: BH1 c)

## **OFFICER ASSESSMENT**

Due to the existing site conditions, it has dictated how the proposal is designed. The design has taken characteristics from what already exists on the building, therefore it can be considered acceptable. It will serve the purpose as intended and will not be detrimental to any existing features of the building or the surrounding area, thus can be supported.