

Planning Officer's Report – LDCA MAY 2021

APPLICATION	2021/33 – Proposed Toilet Block (Restrooms)
PERMISSION SOUGHT	Permission in Full
REGISTERED	6 th April 2021
APPLICANT	Adrian Greentree
PARCEL	HTH0523
SIZE	0.8 acres (3264m ²)
LOCALITY	Marble Hall, Half Tree Hollow
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Tavern
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Sentinel Newspaper on 8th April 2021▪ A site notice displayed in accordance with Regulations.
EXPIRY	22 nd April 2021
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Objection
2. Energy Division	No Objection – Installation retest required if any of the existing circuits has been altered or modified.
3. Fire & Rescue	No Response
4. Roads Section	No Objection
5. Property Division	No Response
6. Environmental Management	No Response
7. Public Health	No Response
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	No Response

Report Author: Shane Williams (Planning Officer)

Authorised: Ismail Mohammed (Chief Planning Officer)

Report Date: 5th May 2021

Application: 2021/33

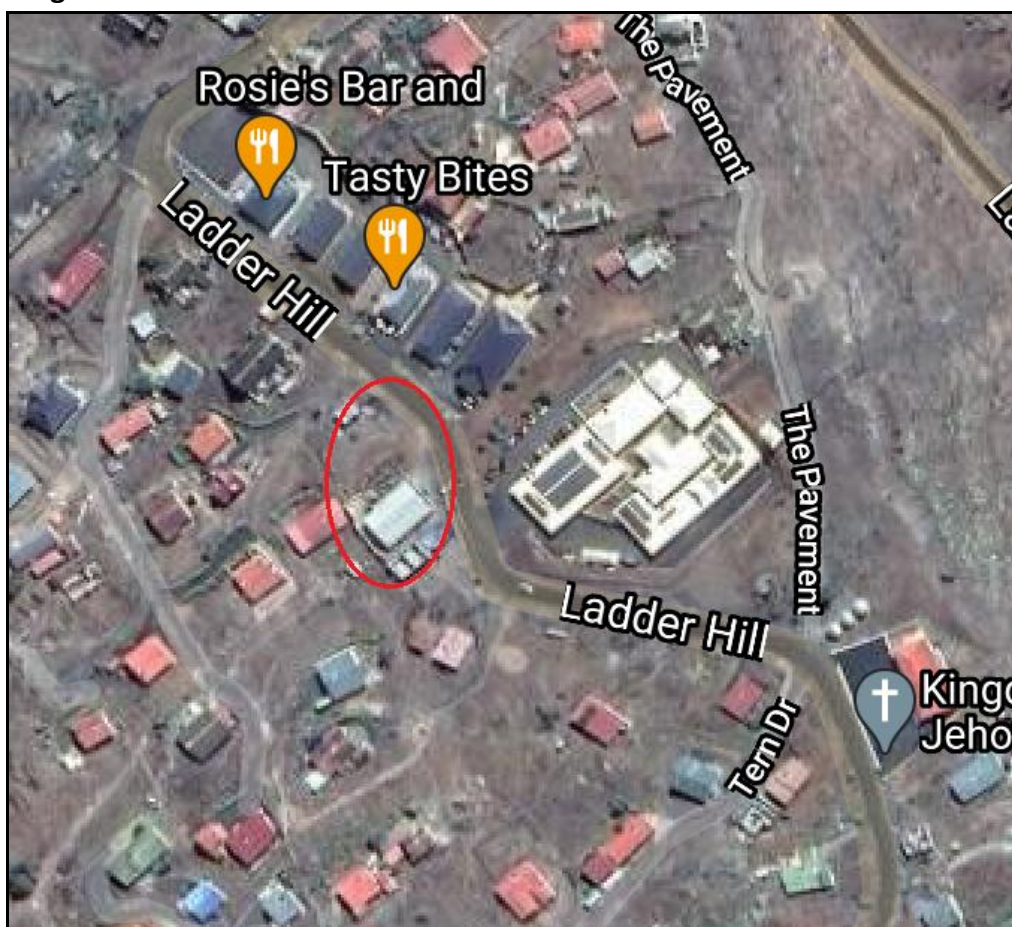
10. Aerodrome Safe Guarding	Not Consulted
11. Sustainable Development	No Response
12. National Trust	No Response
13. Sure SA Ltd	No Objection
14. Heritage Society	No Response

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

The application site is situated at Marble Hall, Ladder Hill. The plot is designated within the Intermediate Zone and not within any proposed conservation area.

Diagram 1: Location Plan



THE PROPOSAL

The building complex, now known as Marble Tavern, has recently been converted to a use as a drinking establishment and entertainment following grant of development permission, Development Application Ref: 2020/90. There are currently two separate toilet facilities within the ground floor and first floor layout of the property for male

and female use as well as a disabled toilet within the kitchen and dining building at the rear. The proposal is to provide additional toilet facility due to its increased capacity and use. These facilities will be within a new building that will be situated between the main tavern building and the kitchen and dining building. The building will measure approximately 4m x 3.3m and comprises one male toilet and two urinals, and two female toilets.

Diagram 2: Site Plan

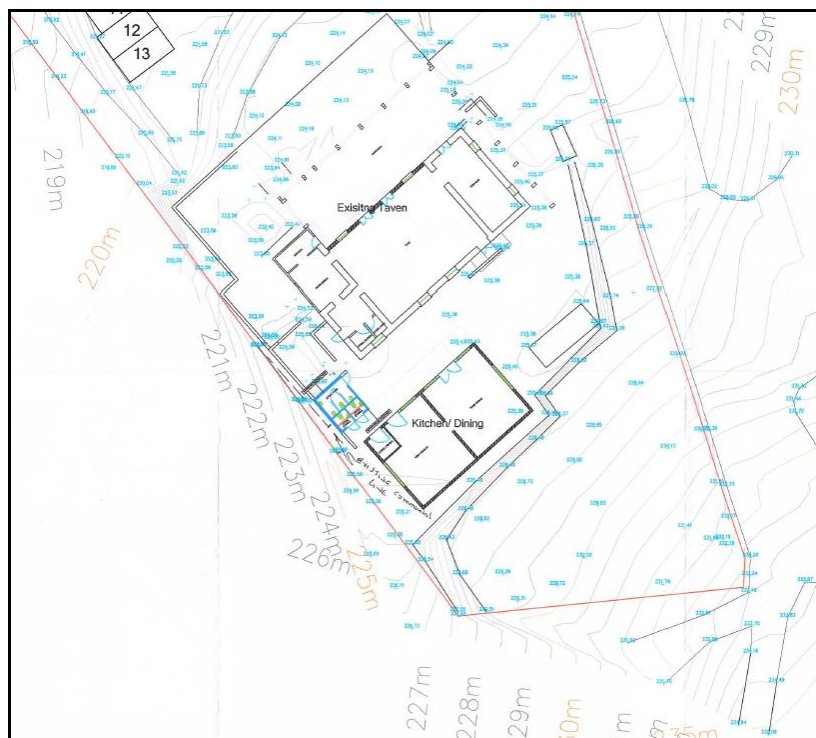
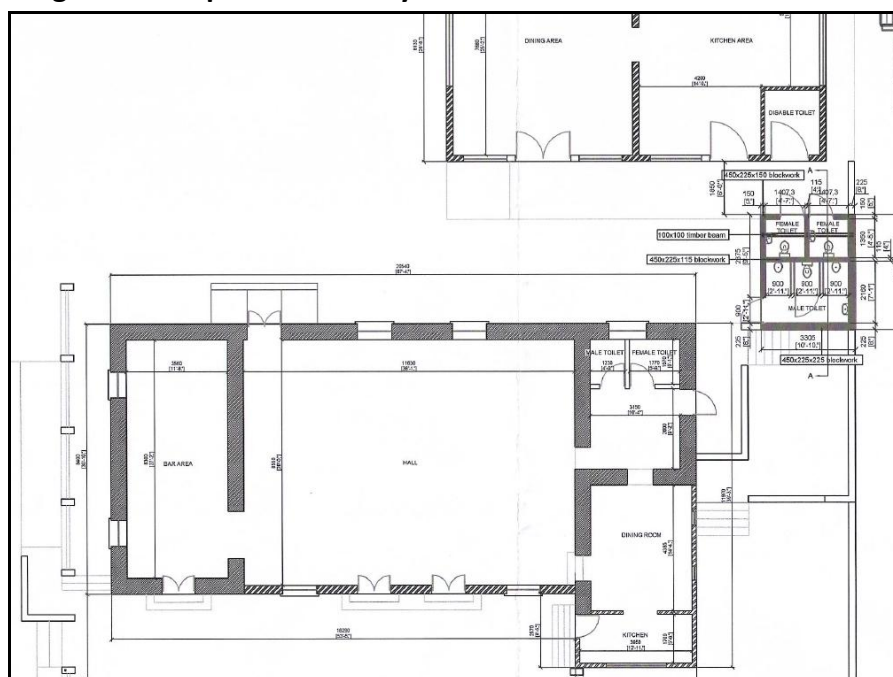
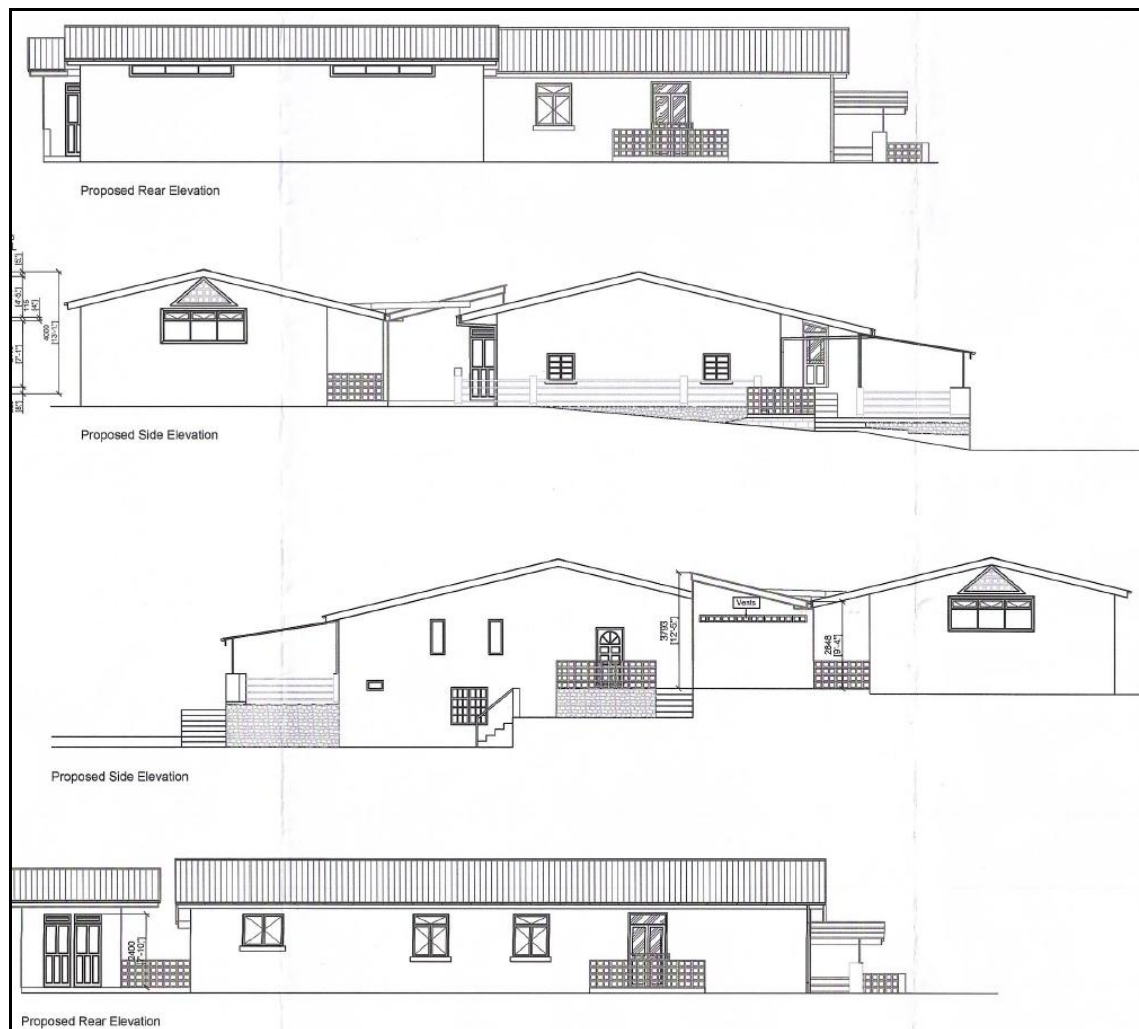


Diagram 3: Proposed Floor Layout



External walls will be constructed from concrete blockwork. Roof coverings will be made from corrugated iron and of a mono-pitched design. No stakeholder objections or representations was received from the neighbouring properties.

Diagram 4: Elevations



POLICY CONSIDERATION

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

- Intermediate Zone: Policies IZ1 (a, b)
- Water: Policy W2
- Sewage, storm and Drainage: Policies SD1 (b, c), SD3, SD.4 and SD7

OFFICER ASSESSMENT

The developer has utilised a flat area between the current kitchen/dining building and the main Tavern for the proposal. This will enable ease of access for all users of the premises. The use is related to the Tavern, where the proposal will improve on the current arrangements and offer a larger capacity and improved facility. The design of

the proposal will share similar design characteristics to the kitchen/dining building such as materials, and most notably the ventilation blocks. Sewage has been proposed into the existing communal line, where Connect St Helena has raised no objections to this additional facility. A concern was raised with the applicant, where the female toilet doors opened outwards into the public space, creating a potential hazard to users outside. The applicant was content to ensure the doors opened inwards as a solution to remove any danger of someone getting injured.

Considering the impact of the development, this proposal will not detract from existing amenity of the building nor surrounding properties and therefore can be supported.