

## Planning Officer's Report – LDCA FEBRUARY 2022

<b>APPLICATION</b>	2021/89 – Proposed Covered Area
<b>PERMISSION SOUGHT</b>	Full Permission
<b>REGISTERED</b>	21 <sup>st</sup> October 2021
<b>APPLICANT</b>	W A Thorpe & Sons Ltd
<b>PARCEL</b>	LWS0191
<b>SIZE</b>	1.36 (5545m <sup>2</sup> )
<b>LOCALITY</b>	Teutonic Hall, Alarm Hill, Longwood South Registration Section
<b>ZONE</b>	Green Heartland
<b>CURRENT USE</b>	Rented Accommodation
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"><li>▪ Independent Newspaper on 22<sup>nd</sup> October 2021</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	5 <sup>th</sup> November 2021
<b>REPRESENTATIONS</b>	None
<b>DECISION ROUTE</b>	<del>Delegated</del> / LDCA / EXCO

### A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Response
2. Energy Division	No Objection
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	Not Consulted
10. Aerodrome Safe Guarding	Not Objection
11. Sustainable Development	No Objection - Comments
12. National Trust	No Response
13. Sure SA Ltd	No Objection

**B. PLANNING OFFICER’S APPRAISAL**

**LOCALITY & ZONING**

The proposed development site is located within the Green Heartland where relevant LDCP policies GH1, GH2 & GH3 apply. There are no Conservation Area restrictions.

**Diagram 1: Location Plan**



**EXISTING:**

Currently situated on 5545m<sup>2</sup> of land is a late Eighteenth Century Double Storey House known as Teutonic Hall. This is a Grade II Listed Building in the Crallen Report and has been recently refurbished to create three accommodation units.

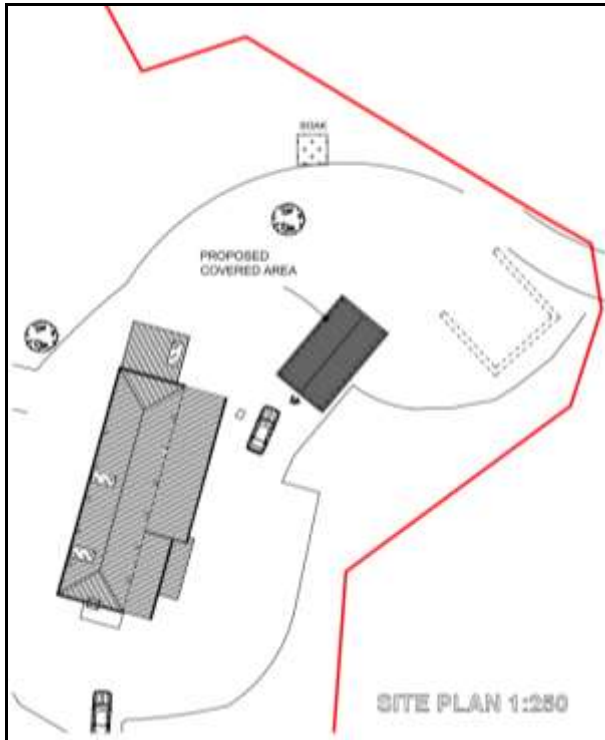
**Diagram 2: Photographs of Teutonic Hall over the years with various out-buildings**



## PROPOSAL

It is proposed to build a covered storage area at the rear and to the east of the main building. The site is excavated and no additional excavation is required.

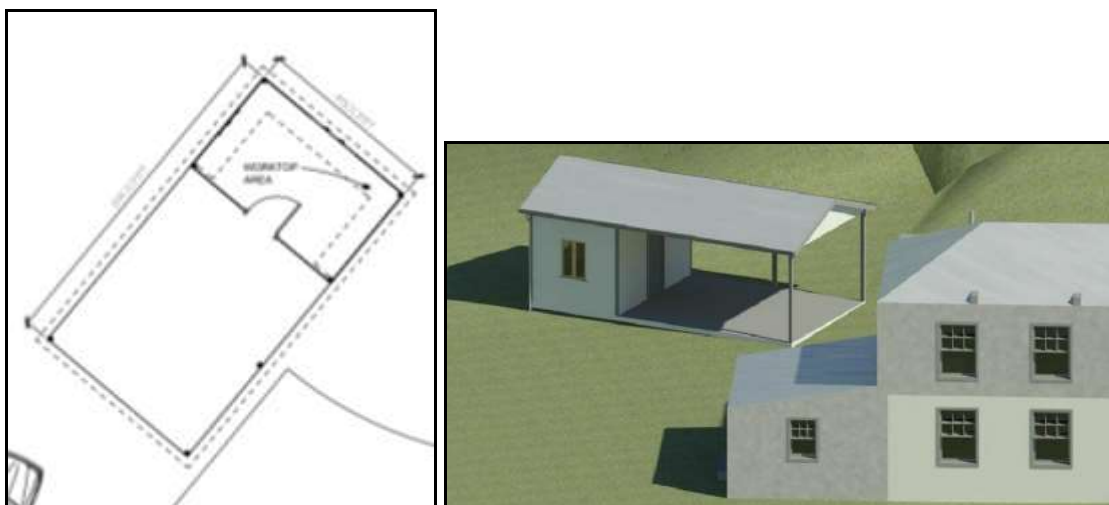
**Diagram 3: Site Plan**



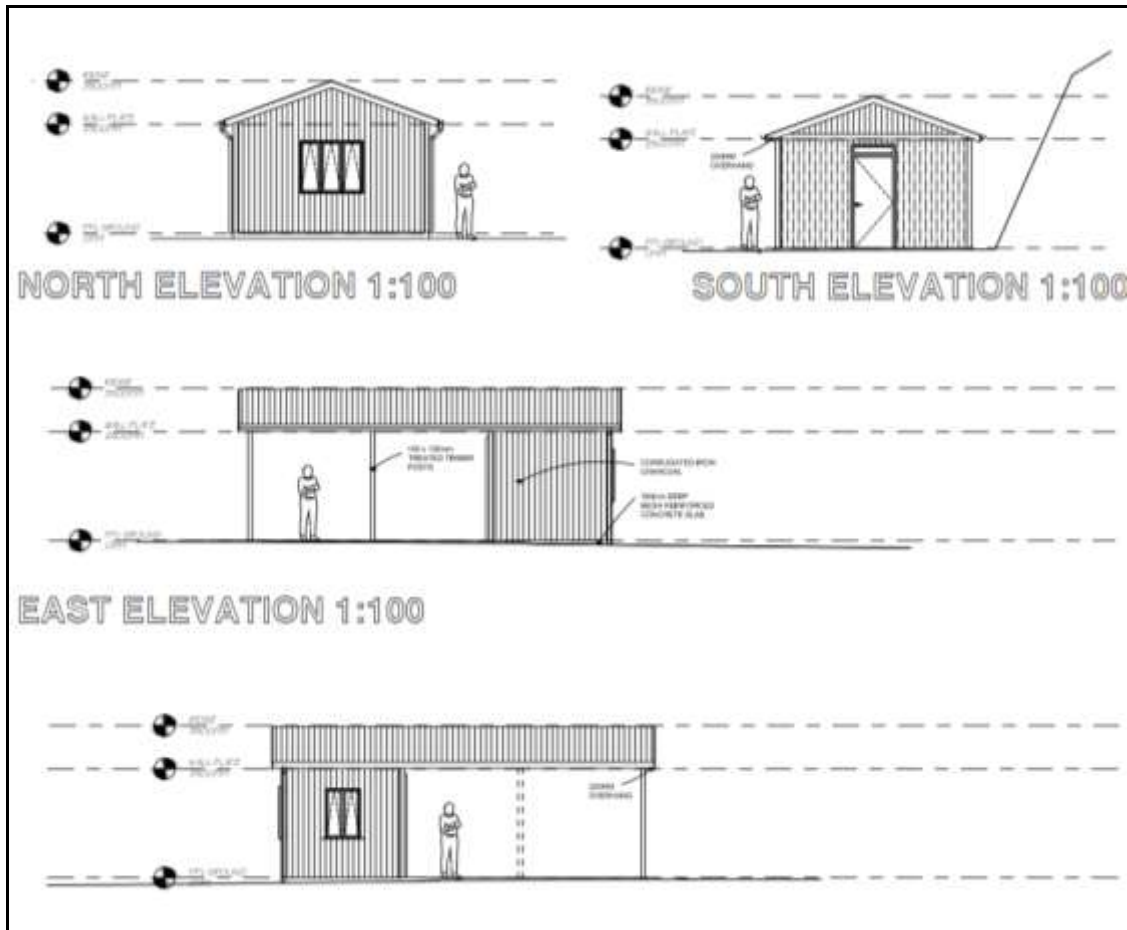
The proposed building consist of an enclosed storage area on the one side that will be used by tenants to store items used while staying on island, i.e. diving equipment. The other section of the building will be an open covered area, which will be used by tenants for drying washing and fire wood storage.

The timber structure, which is partially clad with charcoal coloured corrugated iron for the roof coverings, will be constructed onto a reinforced concrete floor slab.

**Diagrams 4: Plan & 3D Rendered Image**



## Diagrams 5: Elevations



## REPRESENTATIONS

No representations were received, however the Head of Sustainable Development offered the following supporting comments: “Sustainable Development supports the development of this property as it is a good demonstration of reviving historic buildings on the island by the private sector, and increases the stock of accommodation on the island.

The photographs provided in the application give assurance that an outhouse has on occasion been associated with the property, however I would defer to those with greater historical expertise for their input on whether or not the proposed design is appropriate, given the historical significance of the building.”

## POLICY CONSIDERATION

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

Green Heartland Policy **GH.3** reads ‘*except as provided for in policy GH2, permission will not be granted in the Green Heartland for development, which includes the creation of sleeping or catering facilities or new dwellings; save that permission will be granted for the extension of existing buildings and re-use, reconstruction and extension*

*of existing derelict buildings provided the resultant floor area is not more than 93m<sup>2</sup> (1000 square feet) or not more than 75% larger than the original floor area, whichever is greater, and normally not more than 223m<sup>2</sup> (2,400 sq. ft.) in any case;*

Built Heritage Policy **BH2** reads, *'The layout, design, materials, scale, siting and use of any development shall be appropriate to the character and appearance of the historic asset and its setting.'*

#### **OFFICER'S ASSESSMENT**

As seen in the images of Teutonic Hall under Diagram 2, there was an outhouse in a similar position in relation to the main house over the many years it has existed. Some of the images shows a timber structure with corrugated metal cladding on the former out houses.

In relation to the Green heartland Policy GH3, there will be no change in floor area and therefore does not contravene this policy. No ground works are proposed. Furthermore this development can be supported, as it provides added benefit in terms of its use ancillary to the existing house.

Overall the development complies with the LDCP policy and creates an appearance that is acceptable in terms of siting, orientation, scale and massing and therefore can be supported.