

Planning Officer's Report – LDCA AUGUST 2025

APPLICATION	2025/41 – Proposed Construction of a Commercial Laundry Room
PERMISSION SOUGHT	Full Permission
REGISTERED	17 th June 2025
APPLICANT	Melvin Benjamin
LOCALITY	Rock Club, Ladder Hill
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Flat/Bar/Club
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 20th June 2025▪ A site notice displayed in accordance with Regulations.
EXPIRY	4 th July 2025
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Objection
2. Energy Division	No Objection
3. Fire & Rescue	No Objection - Comments
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	No Objection
10. Aerodrome Safeguarding	Not Consulted
11. Economic Development	No Objection
12. National Trust	No Response
13. Sure SA Ltd	No Objection
14. Heritage Society	No Objection
15. Maritime	Not Applicable

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

The application site is at the Rock Club in Ladder Hill. The plot is designated within the Intermediate Zone and has no conservation area restrictions.

Diagram 1: Location Plan



PROPOSED DEVELOPMENT

The proposal is to construct a dedicated commercial laundry building that will provide laundry services directly to St Helena Government departments. There is no intention at this time for the applicant to provide laundry services to the general public. The reason behind a dedicated building is to free up space on the patio of the Rock Club, as this is currently used to support the service offered by the applicant.

The building will measure approximately 43m² and will be constructed from concrete blockwork, rendered and then painted. The roof will be of a gable design and made from IBR sheeting. The internal layout will be open with a 4m² WC. The building itself will be positioned forward and west of the Rock Club within the existing car park.

Diagram 2: Proposed Site Layout

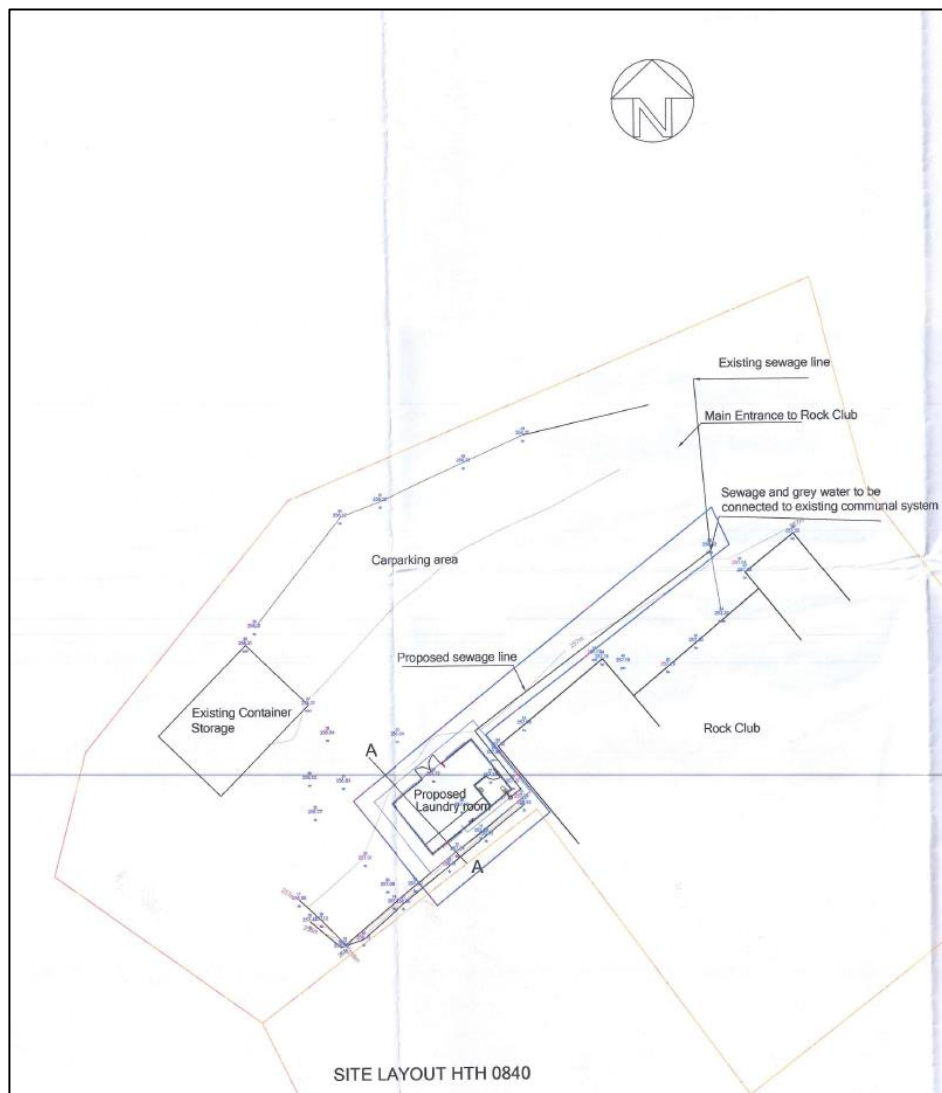


Diagram 3: Proposed Floor Layout

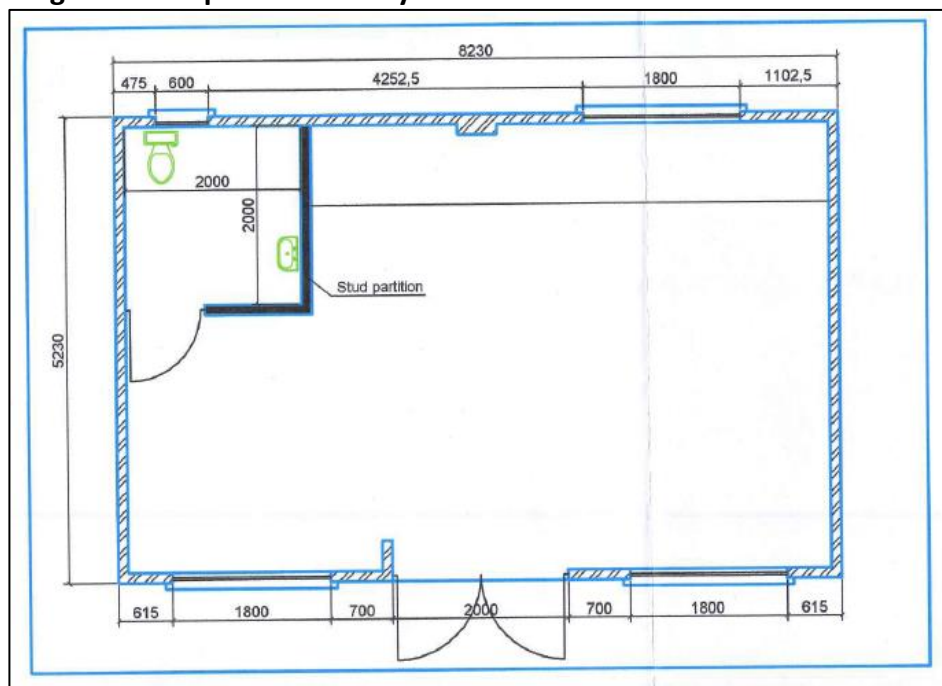
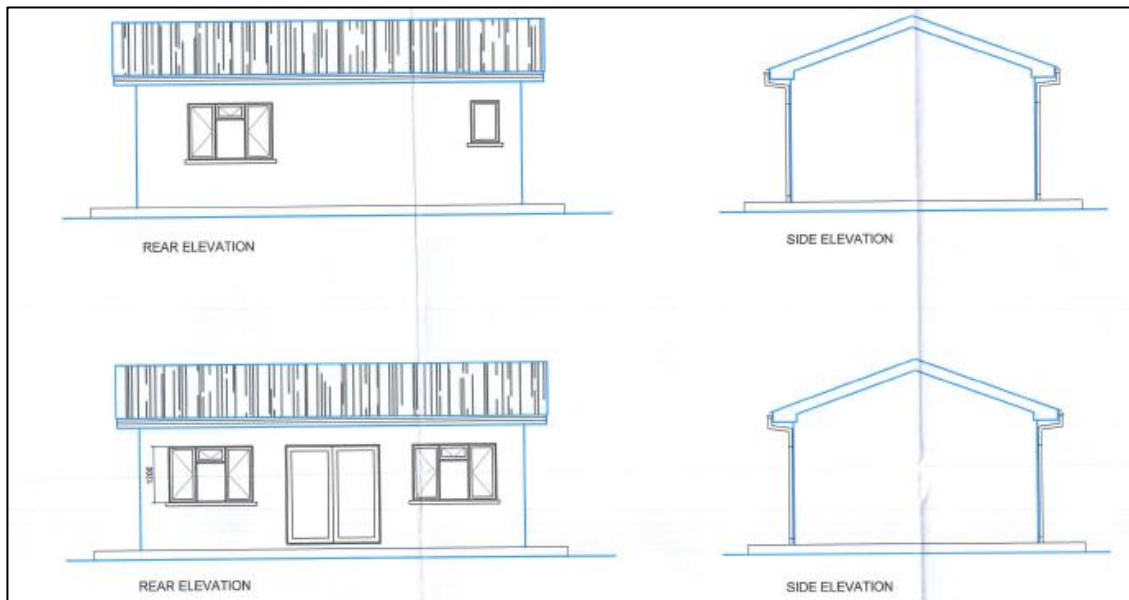


Diagram 4: Proposed Elevations



STAKEHOLDER FEEDBACK & REPRESENTATIONS

There were no objections received from stakeholders during the consultation period, and no representations were received from any members of the public. Fire & Rescue would just require the plans to state where active and passive firefighting media is needed.

LEGAL AND 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 Policies: IZ1 a, b, f, g
- Energy Policy: E.4, E.8
- Employment Premises Policy EP1
- Social Infrastructure: SI1 & SI.12
- Sewage, storm and Drainage Policies: SD1, SD.6 & SD.7
- Road & Transport Policy RT.7

OFFICER'S ASSESSMENT

In assessing the proposal, the building will be sited to the west of the Rock Club, slightly forward of the building line. The building will not provide services to the general public as a typical laundrette, and will be solely used for providing laundry services for St Helena Government departments. Whilst the purpose at this time is not aimed for public use, nothing would stop the applicant from offering this service in the future

While the building would be located in a partly residential area, the proposal is on land in mainly non-residential use and, according to the applicant this service is already currently

available, although would now be housed in a separate building, close to the Club building which is used for gatherings such that it would be acceptable in principle in line with policy EP1.

Given the separation from nearby residential properties and the existing use of the site, it is considered that the likely noise and activity from the proposed laundry would not result in any harm to residential amenities over and above that of the existing facility on site and that the proposal is therefore acceptable in this respect.

The design is relatively simple with dual pitched roof and constructed from concrete blockwork. The finish will not be too dissimilar to the Rock Club itself or surrounding properties. Provisions are available in the building to provide disabled access and facilities for employers and sufficient parking spaces are available on-site. Sewerage, electricity and water can also be connected to.

The site already benefits from vehicle access and no new access is required.

Overall, the use will not adversely affect the amenity of the existing or surrounding development, and the building in its appearance is coherent with those in the area such that it would be acceptable in line with Employment Premises and other relevant planning policies.