

THE LAND PLANNING AND DEVELOPMENT (GUERNSEY) LAW, 2005
AND THE LAND PLANNING AND DEVELOPMENT (GENERAL PROVISIONS)
ORDINANCE, 2007

NOTIFICATION OF GRANT OF PLANNING PERMISSION

PROPOSALS: Demolish and rebuild chimneys, replace roof covering, install parapet and remove section of render. (Protected Building).

LOCATION: Albecq Farm, Retot Lane, Castel.

APPLICANT: Mr P Crowson

This permission is granted under the terms of Sections 15 and 16 of the Land Planning and Development (Guernsey) Law, 2005 (the 'Law').

Date of Grant of Permission: 24/03/2022

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 26/11/2021 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: PF+A Ltd 7487-03 B10A.

Application Ref: FULL/2021/2454

Property Ref: D010930000

Conditions and reasons:-

1.All development authorised by this permission must be carried out and must be completed in every detail in accordance with the written application, plans and drawings referred to above. No variations to such development amounting to development may be made without the permission of the Authority under the Law.

Reason - To ensure that it is clear that permission is only granted for the development to which the application relates.

2.The development hereby permitted shall be begun within 3 years from the date of grant of this permission.

Reason - This condition reflects section 18(1) of the Land Planning and Development (Guernsey) Law, 2005 which states that planning permission ceases to have effect

unless development is commenced within 3 years of the date of grant (or such shorter period as may be specified in the permission).

3.The development hereby permitted and all the operations which constitute or are incidental to that development must be carried out in compliance with all such requirements of The Building (Guernsey) Regulations, 2012 as are applicable to them, and no operation to which such a requirement applies may be commenced or continued unless (i) plans relating to that operation have been approved by the Authority and (ii) it is commenced or, as the case may be, continued, in accordance with that requirement and any further requirements imposed by the Authority when approving those plans, for the purpose of securing that the building regulations are complied with.

Reason - Any planning permission granted under the Law is subject to this condition as stated in section 17(2) of the Land Planning and Development (Guernsey) Law, 2005.

4.All lead work needs to comply with the British Standard for leadwork and the recommendations of the Lead Sheet Association.

Reason - To make sure that the works are carried out in a way which retains the character of the existing building.

5.The brick chimney shall be rebuilt on a like for like basis including the reuse of the existing chimney pots.

Reason - To ensure that the development does not have a significant impact on the protected building.

6.Notwithstanding the notes on the approved drawings insufficient information has been provided with the application to demonstrate that the demolition and reconstruction of the chimney stack is necessary.

Reason - To ensure a full assessment is made of the condition of chimney stack to establish whether removal and replacement is required having regard to Policy GP5, before any works are carried out.

7.The purple slate on the eastern building will be removed and stored on site and reused on the eastern barn where possible. Any new slates required shall be purple and match as closely as possible the existing purple slates found on this part of the Protected Building.

Reason - To preserve the special interest of the protected building.

Expiry Date: This permission will cease to have effect on 23/03/2025 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

Effect of planning permission:

Section 18 of the Land Planning and Development (Guernsey) Law, 2005 ('the Law') defines the effect of the planning permission hereby granted, namely:

- (1) Planning permission ceases to have effect unless the development permitted by it is commenced within a period of three years immediately following the date on which it is granted (or such shorter period as may be specified in the permission).
- (2) Planning permission enures for the benefit of the land concerned and of every person for the time being having an interest in it.
- (3) Any conditions subject to which planning permission is issued are enforceable in accordance with the provisions of Part V of the Law.
- (4) Planning permission for the erection of a building is only permission to use it for the purpose specified in the permission or, subject to any restriction so specified, for any other purpose for which it is designed.
- (5) Planning permission is only permission to carry out the development specified in it (subject to any conditions so specified), and does not imply the giving of any other approval or consent required under this Law or any other enactment or under any rule of law.

Right of appeal against planning decisions:

Your attention is drawn to the provisions of Section 68(1) of the Land Planning and Development (Guernsey) Law 2005, which provides a right of appeal, on the merits against a decision to grant planning permission subject to conditions (except a building condition), to the Planning Tribunal, which is independent of the States of Guernsey. An appeal to the Planning Tribunal under section 68 of the Law against this decision must be made before the expiry of the period of six months beginning with the date on which the Authority made this decision. The official Appeal Notice Forms are available on the States of Guernsey website at www.gov.gg/planningpanel and must be completed with all enclosures in multiples as requested and received within the six months deadline.

Copy of representations made:

In reaching this decision the Authority took into account any written consultations made under Section 11(1) of the Land Planning and Development (General Provisions) Ordinance, 2007 ('the Ordinance'). A copy of any consultation responses made under

section 11 will be included with this decision in accordance with section 19 of the Ordinance.

Other Remarks:

Please note that any work which abuts or affects the public highway requires prior approval by Traffic and Highway Services. Please contact Traffic & Highway Services (highways@gov.gg) for further advice. You must also ensure that any access/es to the development are constructed to meet the existing road/footway levels in accordance with their requirements.

This document is not a Building Licence and confers no approval under the Building Regulations.

A separate Building Control Licence may be required and it is the responsibility of the developer to ensure that ALL necessary consents are obtained and that any pre-commencement conditions are discharged prior to development being commenced.

A J ROWLES

Director of Planning
Planning Service



PLANNING APPLICATION REPORT

Application No: FULL/2021/2454
Property Ref: D010930000
Valid date: 26/11/2021
Location: Albecq Farm Retot Lane Castel Guernsey GY5 7EG
Proposal: Demolish and rebuild chimneys, replace roof covering, install parapet and remove section of render. (Protected Building).

Applicant: Mr P Crowson

RECOMMENDATION - Grant: Planning Permission with Conditions:

1. All development authorised by this permission must be carried out and must be completed in every detail in accordance with the written application, plans and drawings referred to above. No variations to such development amounting to development may be made without the permission of the Authority under the Law.

Reason - To ensure that it is clear that permission is only granted for the development to which the application relates.

2. The development hereby permitted shall be begun within 3 years from the date of grant of this permission.

Reason - This condition reflects section 18(1) of the Land Planning and Development (Guernsey) Law, 2005 which states that planning permission ceases to have effect unless development is commenced within 3 years of the date of grant (or such shorter period as may be specified in the permission).

3. The development hereby permitted and all the operations which constitute or are incidental to that development must be carried out in compliance with all such requirements of The Building (Guernsey) Regulations, 2012 as are applicable to them, and no operation to which such a requirement applies may be commenced or continued unless (i) plans relating to that operation have been approved by the Authority and (ii) it is commenced or, as the case may be, continued, in accordance with that requirement and any further requirements imposed by the Authority when approving those plans, for the purpose of securing that the building regulations are complied with.

Reason - Any planning permission granted under the Law is subject to this condition as stated in section 17(2) of the Land Planning and Development (Guernsey) Law, 2005.

4. All lead work needs to comply with the British Standard for leadwork and the recommendations of the Lead Sheet Association.

Reason - To make sure that the works are carried out in a way which retains the character of the existing building.

5. The brick chimney shall be rebuilt on a like for like basis including the reuse of the existing chimney pots.

Reason - To ensure that the development does not have a significant impact on the protected building.

6. Notwithstanding the notes on the approved drawings insufficient information has been provided with the application to demonstrate that the demolition and reconstruction of the chimney stack is necessary.

Reason - To ensure a full assessment is made of the condition of chimney stack to establish whether removal and replacement is required having regard to Policy GP5, before any works are carried out.

7. The purple slate on the eastern building will be removed and stored on site and reused on the eastern barn where possible. Any new slates required shall be purple and match as closely as possible the existing purple slates found on this part of the Protected Building.

Reason - To preserve the special interest of the protected building.

OFFICER'S REPORT

Brief Description of the site:

The property known as 'Albecq Farm' comprises a 15th century Main house with 19th century barns attached at either end of the building. The dwelling is set slightly back from and faces north onto Retot, the road winds round creating the east boundary as well as the north. To the west and south are neighbouring properties and across the road to the east are open agriculture fields.

The property is located Outside of the Centres as defined in the Island Development Plan. The property is a Protected Building.

Relevant History:

FULL/2021/2647 - Demolish extension and outbuilding. Erect extension and rooflight to south (rear) elevation, raise lean-to roof and install rooflight to east (side) elevation, install rooflight to north (front) and west (side) elevation and internal

alterations, Create new vehicle access and parking area to east boundary (Protected Building) - Pending.

Existing Use(s):

Residential use class 1: dwelling house.

Assessment: *(Tick as appropriate)*

no representation

☒

accords with policy

☒

within curtilage

☒

design acceptable

☒

visual amenity acceptable

☒

no material neighbour impact

☒

traffic not affected

☒

Policies considered most relevant:

GP5: Protected Buildings

GP8: Design

GP9: Sustainable Development

GP13: Householder Development

Conclusion/Brief comment:

This application is to demolish and rebuild the brick chimney stack, rebuild the stone chimney, replace the main roof covering and reuse the purple slate on the east barn where possible. Install parapets to either end of the building and remove sections of render and re-point with lime mortar. The application was deferred to address concerns relating to the stone chimney and the reusing of the purple slate.

This application is to change, alter and repair the building so that it is wind and watertight and ready for the implementation of another application, mentioned in Planning History above, which is still under consideration.

Removing the front render and re-pointing with lime mortar is considered an acceptable aspiration of the homeowner, as is the parapet lead work, which can be conditioned.

The eastern chimney, which is a brick chimney will be taken down, a new Code 5 lead tray and flashing added and then rebuilt 'like for like', this is considered to be another reasonable aspiration of the homeowner.

The western stone chimney was initially to be demolished and rebuilt, the same as the east chimney, however, it has been established that the west chimney is most likely made of stone. Although the application drawings make reference to the removal of the chimney further assessment will take place on site to establish whether the chimney requires rebuilding. As it is not possible to establish whether

the chimney requires reconstruction a full assessment has not been carried out in relation to the policies in the IDP. A condition will be added regarding this matter to ensure that a further, detailed application is submitted if the stack requires replacement in order to ensure that the special interest of the protected building is preserved.

The majority of the building does not have its original roof covering; therefore the change of roof slate is considered appropriate. However, the eastern barn is still covered with purple slate, which must be retained and reused where possible and used in conjunction with new purple slates which match to preserve the special interest of the building. A condition will be applied to ensure matching slates are used.

The application was deferred to allow an amended drawing to be submitted noting the changes and the application is now considered to conform to the above policies of the Island Development Plan and grant of permission is recommended, subject to conditions.

The proposed works are not considered to affect the character or appearance of the surrounding area, nor will it have any detrimental impacts on neighbour amenity.

Confirmation has been received that the development proposed has been designed to take into account matters of energy efficiency and current Building Regulations in accordance with Policy GP9.

All material considerations as set out in the Land Planning and Development (Guernsey) Law, 2005 and the Land and Planning (General Provisions) Ordinance 2007 have been taken into account in the assessment of this application.

Recommendation:

Grant with Conditions



Date: 16/03/2022

