

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: Replace roof covering and install rooflights to east (rear) elevation (protected building).

LOCATION: Lettland Cottage, Le Bouet, St. Peter Port.

APPLICANT: Mrs L Kalekaure

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: 11/11/2022

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 19/08/2022 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Block plan and annotated photo (both dated 19/08/22).

Application Ref: FULL/2022/1512

Property Ref: A10536A000

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.The new rooflights hereby approved shall be fitted flush with the roof plane in which they are positioned and shall be positioned so that they do not affect the principal roof structure including the A-frames and horizontal purlins.

Reason - To protect the overall special interest and setting of the Protected Building.

5.Prior to any works commencing to the roof, details of the replacement slates, including confirmation that the replacement slate tiles will be of natural slate and they will match the size of the existing slate tiles, shall be submitted to and approved in writing by the Authority. Only those materials agreed in writing by the Authority shall be used in carrying out the development.

Reason - To protect the overall special interest and setting of the Protected Building.

6.The new timber fascia's shall match the existing like for like with the same mouldings. If there are to be alterations sectional details shall be submitted to and approved in writing by the Authority before any works are carried out and the works shall then be completed in accordance with the agreed details.

Reason - To protect the overall special interest and setting of the Protected Building.

7.Details of the new gutters shall be submitted to and approved in writing by the Authority before any works commence. The works shall then be completed in accordance with the agreed details.

Reason - To protect the overall special interest and setting of the Protected Building.

8.If there are to be new lead flashings around the chimneys these shall be completed in accordance with the lead sheet associations guidelines.

Reason - To protect the overall special interest and setting of the Protected Building.

9.The existing ridge tiles shall be re-used and any replacements shall match like for like. If it is proposed to use alternative ridge tiles, details shall be submitted to and approved in writing by the Authority before any works are carried out and the works shall then be completed in accordance with the agreed details.

Reason - To protect the overall special interest and setting of the Protected Building.

Expiry Date: This permission will cease to have effect on 10/11/2025 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

The interior of the building is listed and therefore permission is required to make alterations to it, currently the application does not make it clear whether alterations are needed to this structure. If it is necessary to adapt the principal roof structure this could require another application to be made and you are advised to contact the Authority prior to undertaking works.

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/2022/1512
Property Ref: A10536A000
Valid date: 19/08/2022
Location: Lettland Cottage Le Bouet St. Peter Port Guernsey GY1 2AW
Proposal: Replace roof covering and install rooflights to east (rear) elevation (protected building).

Applicant: Mrs L Kalekaure

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).

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INFORMATIVES

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OFFICER'S REPORT

Brief Description of the site:

The property known as 'Lettland Cottage' is a semi-detached property which is set back from and faces west onto Le Bouet. The attached property is to the north and there are other residential properties to the south and across the road to the west. There is a large car park to the east. The property is located within the St Peter Port Main Centre Outer Area as defined in the Island Development Plan. The property along with the attached dwelling are both Protected Buildings.

Relevant History:

FULL/2022/0900 – Erect extension to east (rear) elevation (Protected Building) – Pending.

Existing Use(s):

Residential use class 1: dwelling house.

Assessment: *(Tick as appropriate)*

no representation	☒	visual amenity acceptable	☒
accords with policy	☒	no material neighbour impact	☒
within curtilage	☒	traffic not affected	☒
design acceptable	☒		

Policies considered most relevant:

GP5: Protected Buildings
GP8: Design
GP9: Sustainable Development
GP13: Householder Development

Conclusion/Brief comment:

This application is to replace the roof covering and install two rooflights to the east rear roof slope.

The statement of significance is brief, but the application does demonstrate that the proposals are reasonable as the roof is leaking, and the statement of significance includes a reasonable specification. Therefore no objections are raised regarding GP5. However, to ensure the works retain the special interest of the protected building a number of conditions are recommended.

The proposed works will not impact on the character of the area, it will not affect the setting of the Protected Building and will not have any detrimental impacts on the neighbours amenity.

The proposals are considered to conform to the above policies of the Island Development Plan and grant of permission is recommended, subject to conditions.

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: 11/11/2022