

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: Install replacement windows to south (front) and east (side) elevations. (Protected Building).

LOCATION: Les Adams, Route Des Adams, St. Pierre Du Bois.

APPLICANT: Mr & Mrs J Connolly

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: 18/01/2023

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 10/11/2022 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Lovell Ozanne: A1955-40.

Application Ref: FULL/2022/2213

Property Ref: F001510000

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.Prior to the removal of all the existing windows, large scale (1:20 elevations and 1:5 sections) detailed drawings showing the design and construction of all new and replacement windows shall be submitted for the written agreement of the Authority. Thereafter, the development shall be carried out in accordance with the agreed details.

Reason: To preserve and enhance the character and appearance of the Protected Building.

Expiry Date: This permission will cease to have effect on 17/01/2026 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

For the avoidance of doubt, the large scale section drawings (Slim box sash plan, Pauls Joinery Jan 2017 No 6 and March 2018 plans) submitted with this application are not approved.

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/2022/2213
Property Ref: F001510000
Valid date: 10/11/2022
Location: Les Adams Route Des Adams St. Pierre Du Bois Guernsey
GY7 9LH
Proposal: Install replacement windows to south (front) and east (side)
elevations. (Protected Building).

Applicant: Mr & Mrs J Connolly

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. Prior to the removal of all the existing windows, large scale (1:20 elevations and 1:5 sections) detailed drawings showing the design and construction of all new and replacement windows shall be submitted for the written agreement of the Authority. Thereafter, the development shall be carried out in accordance with the agreed details.

Reason: To preserve and enhance the character and appearance of the Protected Building.

INFORMATIVES

For the avoidance of doubt, the large scale section drawings (Slim box sash plan, Pauls Joinery Jan 2017 No 6 and March 2018 plans) submitted with this application are not approved.

OFFICER'S REPORT

Brief Description:

The application relates to the replacement of the windows to the south (front) and east (side) elevations of Les Adams farmhouse.

The site is located Outside the Centre as designated in the Island Development Plan. The property is a Protected Building and is pre-1900s.

Relevant History:

FULL/2022/2213 – Demolish and rebuild chimney, re-roof and install rooflights to north roof slope. Erect extensions at 1st floor to north (rear) and flat roof extension

Existing Use(s):

01 Dwellinghouse

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:

The whole of Les Adams is protected together with a large number of boundary walls and features and the interior and exterior of all outbuildings including the cider-making machinery. Replacement of the windows of the south façade of the main house and those of the east elevation of the back kitchen is proposed, approximately half of the windows have been sympathetically replaced with units closely matching the historic windows of both the main (south) façade and the east elevation of the back kitchen. These replacement units make a neutral contribution of overall special interest.

Areas of rot, in some cases significant, and extensive prior repairs are evident to the majority of the older units and there is evidence of water ingress and damage. These windows make a positive contribution to the overall special interest of the protected building, but are not capable of repair. It is necessary to consider the effect on the whole elevation of replacement of only some of the window units. As the vast majority are not able to be repaired, the replacement of the few that are in better condition is considered a reasonable aspiration in order to preserve the appearance of the façade.

Subject to agreement of large-scale elevations and sections for all replacement doors and windows, the proposal accords with GP5.

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.

The application is acceptable in relation to the above policies and other material planning considerations.

Recommendation:

Grant with Conditions



Date: 21 September 2021