

**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:** Convert barn/store to residential dwelling and change of use of agricultural land to domestic garden (Protected Building).

**LOCATION:** Barn At, Les Galliennes, Route Des Talbots, St. Andrew.

**APPLICANT:** Mr & Mrs Etasse

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:** 03/04/2024

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 17/03/2023 and the drawings referred to below. This grant of permission is subject to the following conditions:-

**Drawing Nos:** PF+A Ltd - 7548-03 B1B, B2A, B3B, B4, B5, B6A, B7A, B8B.

**Application Ref:** FULL/2023/0441

**Property Ref:** K002840000

**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 undertaking any works relating to underpinning of any part of the building, details of the extent and method of underpinning shall be submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - The information provided with the application does not include full details of the proposed work. This condition is imposed to make sure that the works maintain the special interest of the protected building.

5. Prior to any works being undertaken to the first floor and roof beams to be retained in the building, a method statement for the repairs to those timbers shall be submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - The submitted information proposes grit blasting, which would be damaging to the timbers. An alternative solution is required to ensure the special interest of the protected building is maintained.

6. Prior to removal of existing windows and doors, and installation of each element, details of the design, materials of construction and finish of all new windows and doors, of the panel between the glazed elements of the double height opening and of the rolling timber screen to the south-east elevation, to a scale of 1:20 with sections at 1:5, shall be submitted to and agreed in writing by the Authority. The works shall be carried out only in accordance with the agreed details.

Reason - To secure the satisfactory appearance of the completed development, to maintain the special interest of the protected building.

7. Prior to undertaking any ground works adjacent to Window GW1, as noted on Drawing No 7548-03/B4, full details of the proposed works shall be submitted to and

agreed in writing by the Authority. The works shall be carried out only in accordance with the agreed details.

Reason - To secure the satisfactory appearance of the completed development, to maintain the special interest of the protected building.

8. Prior to alterations being undertaken to the fireplace, mantle and chimney hood, a method statement for the repairs to those elements shall be submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - To secure the satisfactory appearance of the completed development, to maintain the special interest of the protected building.

9. Prior to any new or replacement slates being brought on to site, a specification and sample of that slate shall be submitted to and approved by the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - To secure the satisfactory appearance of the completed development, to maintain the special interest of the protected building.

10. Prior to installation, the position and external appearance of all new vents and extractors shall be submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - To secure the satisfactory appearance of the completed development, to maintain the special interest of the protected building.

11. Prior to the laying of any hardsurfacing, a specification or sample of the proposed internal and external paving (excluding the re-laid tour a cidre) shall be submitted to and agreed in writing by the Authority. The pattern of laying of the new internal floor stones shall reflect the pattern of laying of the existing tour a cidre. The development shall be carried out only in accordance with the agreed details.

Reason - To secure the satisfactory appearance of the completed development, to maintain the special interest of the protected building.

12. Prior to completion of the development or first occupation of the new dwelling, the stones of the tour a cidre shall be carefully removed and re-laid in their approved position to replicate the existing pattern of laying.

Reason - To secure the satisfactory appearance of the completed development, to maintain the special interest of the protected building.

13. Prior to undertaking any landscaping, a landscaping scheme, to include those details specified below, shall be submitted to and agreed in writing by the Authority:

- i) provision of earthbanks topped with hedge planting along the south and west

boundaries of the extended curtilage hereby approved; and

ii) full details of tree and hedge planting, including planting schedules, noting the species, sizes, numbers and densities of plants.

Reason - To make sure that a satisfactory landscaping scheme for the development is agreed, in order to help assimilate the development into its surroundings, define the extended domestic curtilage and meet the requirements of the Strategy for Nature.

14. The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of the above condition, in the first planting season following the first occupation of any part of the development or completion of development whichever is the sooner, or in accordance with a programme previously agreed in writing by the Authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

Reason - To make sure that the appearance of the completed development is satisfactory, to help assimilate the development into its surroundings, define the extended domestic curtilage and meet the requirements of the Strategy for Nature.

15. The existing purple roof slates shall be reinstated where possible, prioritising use on the southern roof slope of the building.

Reason - To secure the satisfactory appearance of the completed development, to maintain the special interest of the protected building.

16. The re-pointing of the stone work shall be undertaken using a lime-based material.

Reason - To secure the satisfactory appearance of the completed development, to maintain the special interest of the protected building.

**Expiry Date: This permission will cease to have effect on 03/04/2027 unless development is commenced by that date.**

#### **ADVICE AND OTHER REMARKS:-**

In respect of Condition 6, it is advised that Window FW1 should adopt a 6-over-6 configuration, as shown on Drawing No 7548-03/B5.

If, following opening up works, it should be found that additional alterations are required to the structural timbers, this will require further discussion with the Authority, both in respect of impacts on the special interest of the protected building and the extent of works required for conversion.

Should any items of archaeological interest be uncovered during the course of works it is requested that the States' Archaeologist, Culture & Heritage Service be informed. The Archaeology team can be contacted on 01481 709738, 01481 709739 or mobiles 07781 102219 or 07781 131061.

Your attention is drawn to The Animal Welfare (Guernsey) Ordinance, 2012, the local Strategy for Nature and the need to comply with their legal provisions. The existing building may be used by bats or other wildlife for roosting and nesting. We strongly recommend that the site is inspected by a suitably qualified person prior to any building works. Additional measures should also be taken (including consideration of the timing of the works and provision to support associated wildlife in the long term) to ensure that protected species are not impacted by the works. It is recommended that you contact La Société Guernesiaise for advice or to arrange a site visit. La Société can be contacted by emailing [info@societe.org.gg](mailto:info@societe.org.gg).

Your attention is brought to the issue of avoidable light pollution and its effects on the natural environment and associated wildlife, in particular bats. The existing landscape is not currently subject to extensive artificial lighting and it is therefore encouraged that external lighting be avoided or kept to a minimum as much as possible.

**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](http://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](mailto: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/2023/0441  
**Property Ref:** K002840000  
**Valid date:** 17/03/2023  
**Location:** Barn At Les Galliennes Route Des Talbots St. Andrew  
Guernsey GY6 8SQ  
**Proposal:** Convert barn/store to residential dwelling and change of use  
of agricultural land to domestic garden (Protected Building).  
**Applicant:** Mr & Mrs Etasse

**RECOMMENDATION** - Grant: Planning Permission with Conditions:

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## **INFORMATIVES**

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## **OFFICER'S REPORT**

### **Site Description:**

The application site, as outlined in red on the submitted plans, comprises an enclosed barn, located gable-on to Route des Talbots to the east, and the land immediately surrounding that building. The site forms part of a wider ownership, including the associated house and land to the south and west. The house and barn date from before 1787.

Permission has been granted for extension and alteration of the house, and construction of a detached outbuilding to the south. Work has commenced on that permission, with the demolition of the west wing, partial construction of the extension and the construction of the outbuilding.

The building group formerly included a 19<sup>th</sup> century open sided barn to the north of the buildings identified above, a smaller outbuilding located to the north of the enclosed barn and a former mill building located adjacent to Rue des Roquettes to the north. Those buildings are however now under separate ownership, and permission has been granted for the conversion of the barn to residential use, including the repositioning of the access to the north-west of the barn which forms the subject of this application.

The recognised domestic curtilage of the property was extremely limited, running along the north elevation of the enclosed barn, including the small formal garden to the south-west of the house and the outbuildings and yard to the south-east of the house. The vehicular gateway and associated driveway to the north of the barn provided access to the house, agricultural buildings and the horticultural/agricultural land and, as a shared facility, was not originally included within the recognised domestic curtilage. As part of the permission granted for conversion of the open sided barn, the land to the north of the enclosed barn and surrounding the open sided barn now has permission for domestic use. There is also an extant permission to extend the domestic curtilage and create vehicular access to the site to the south of the house. Works have commenced on the implementation of both those permissions.

The whole of the house and enclosed barn which forms the subject of this application, together with the roadside wall adjacent to those structures, is protected.

The site is located Outside of the Centres, within an Agriculture Priority Area, in the Island Development Plan.

### **Relevant History:**

15/10/20 FULL/2020/1273 Permission for change of use of agricultural land to domestic garden and create new vehicular access and parking area

23/12/21 FULL/2021/0031 Permission for conversion of barn into a dwelling, demolish outbuilding, alterations to wing, change of use of land to domestic, create new vehicular access and close existing access. (Revised scheme).

14/12/22 FULL/2022/0786 Permission to demolish extensions, extend and alter at ground and first floor levels, demolish and rebuild chimney and internal and fenestration alterations. Erect detached garage to east boundary and landscaping and lay cobbled driveway (Protected Building).

15/12/2023 FULL/2023/1523 Refusal for change of use of agricultural land to domestic garden (2,087sqm) and install BBQ area.

FULL/2024/0089 Pending application for change of use of agricultural land to domestic garden (420sqm) (revised scheme).

**Existing Use(s):**

Residential Use Class 1  
Agricultural Use Class 28

**Brief Description of Development:**

Permission is sought to convert the existing enclosed barn to a two bed dwellinghouse. The dwelling was initially to be provided with a shared communal courtyard to the south and two parking spaces to the north, accessed via the repositioned access approved to serve the new dwellinghouse to the north, approved under FULL/2021/0031. Following deferral, the courtyard to the south is to be divided to separate the amenity space for the barn from that of the existing dwelling, and the curtilage is to be extended to the west, to provide additional amenity space and an extended parking area.

The application as initially submitted was supported by:

- An application covering letter dated 22 February 2023;
- Design Statement and Sustainability Report;
- Statement of Significance;
- Structural Condition Report by Dorey Lyle & Ashman.

Following initial deferral the following have been submitted:

- An amended cover letter dated 06/10/2023;
- An updated Statement of Significance;
- An updated Structural Condition Report by T&G Structural Engineers;
- A list of works;
- Amended plans.

Following second deferral the following have been submitted:

- Window and door survey;
- Timber & Damp Proof Survey;
- Amended plans.

The amended Structural Condition Report concluded that the building has suffered considerable deterioration and urgent structural repairs need to be carried out to retain many of the structural elements, including the original timber elements within the floors and the lintels over the windows and doors, parts of the masonry walls and the overall roof structure. A summary of the findings of the various reports is set out below:

| Element        | Nature                                                                                                                  | Condition                                                                                                                                                                        | Works required                                                                                                                          |
|----------------|-------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Foundations    | External granite walls founded just below ground floor level. Eastern end set into ground 1.4-1.6 m                     | Founding is sound                                                                                                                                                                | No work identified as required, however subsequent communication indicates underpinning of south, west and part of north walls required |
| Perimeter wall | Granite not less than 450mm thick                                                                                       | Much of masonry in sound condition, except western end of south wall                                                                                                             |                                                                                                                                         |
| South wall     | Western end: Outward movement and bellying, cracking and partial collapse in 2019, resulting in partial rebuild/repair. | Ongoing issues resulting from roof spread and water ingress.                                                                                                                     | Urgent structural repair and stabilisation required, including introduction of horizontal steel ties                                    |
| West gable     | Re-pointed in 2019.                                                                                                     | Significant vertical cracking, resulting from roof racking.                                                                                                                      |                                                                                                                                         |
| Roof structure | Replaced in C19 <sup>th</sup> – series of common raised tie A frames                                                    | Lacks longitudinal stability bracing, roof racked to west during storm in 2022. Roof plane sagged and bowed as roof spread, many rafter ends and wall plate connections failing. | Replacement required – potential to retain A frames as decorative feature.                                                              |
| Ground floor   |                                                                                                                         |                                                                                                                                                                                  | Requires levelling, damp proofing and insulation.                                                                                       |
| First floor    | Western end original beams and boards. Centre section                                                                   | West end poor condition, uneven and unsafe, beams                                                                                                                                | Western end and central section require urgent                                                                                          |

|                   |                                |                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                       |
|-------------------|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                   | missing. Eastern end replaced. | <p>propped. Eastern end of sound construction, at different level than original first floor and the ceiling height at ground floor level at the east end of the barn is not usable.</p> <p>Timber &amp; Damp Survey indicates floor structure at western end not capable of supporting floor, but can be retained as a feature.</p> | structural repair – initial report suggested replacement required, updated report suggests including some form of additional structure to provide support to components damaged beyond reuse and replacement of first floor boarding. |
| Windows and doors |                                | Generally replacements, temporary installations and/or suffering from damp, rot and woodworm.                                                                                                                                                                                                                                       | <p>Timber lintels require urgent structural repair/replacement.</p> <p>All windows and doors to be replaced, except the two solid single doors to the north elevation.</p>                                                            |
| Timber generally  |                                |                                                                                                                                                                                                                                                                                                                                     | Timber & Damp Proof report suggests floor structure, roof timbers and lintels incapable of functional retention.                                                                                                                      |

Drawing from the submitted documents and plans, the following works are proposed as part of the conversion:

- Ground floor: Level floor, thermally upgrade, lay new flagstone floor designed around retained pin stone for tour de cidre (remainder of tour a cidre relocated outside of the building);
- First floor: Remove new floor at east end and install new floor structure to east and centre of building; retain and reinforce existing beams to west end,

repairing beam ends, repositioning beam and laying new joists and floor boards;

- Replace timber roof structure, reuse existing natural slates where possible and either source salvaged slate or new slate to match for remainder;
- Partially reconstruct section of wall, create new double height opening with glazing and double height sliding door (south elevation);
- Install new first floor window (south elevation);
- Replacement of two timber lintels (ground floor, south side)
- Formation of new platform to existing access (north elevation); Following deferral creation of a lightwell adjacent to this platform has been omitted, however notations remain on Drawing Nos 7548-03-B4 & B8/B. This can be managed through condition/omitting from plans;
- Removal of concrete render to granite face (north elevation);
- All external windows and doors to be replaced, excepting two doors to north elevation (first floor) which are to be repaired;
- Installation of partitions, internal stairs and internal insulation to walls;
- Refurbish and reinstate fireplace;
- Reduce external ground levels along south elevation.

Works to the west gable are not mentioned but presumably would include repairs to cracks.

The pedestrian gate in the roadside wall, located immediately to the south of the building, is existing, and that located shown on the plans immediately to the north of the building has been separately approved under FULL/2021/0031.

#### **Relevant Policies of any Plan, Subject Plan or Local Planning Brief:**

|         |                                                 |
|---------|-------------------------------------------------|
| OC1     | Housing Outside of the Centres                  |
| GP5     | Protected Buildings                             |
| GP7     | Archaeological Remains                          |
| GP8     | Design                                          |
| GP9     | Sustainable Development                         |
| GP16(A) | Conversion of redundant buildings               |
| IP6     | Transport Infrastructure and Support Facilities |
| IP7     | Private and Communal Car Parking                |

#### **Representations:**

*La Societe Guernesiaise:*

In respect of this application, we would like to highlight that buildings of this type can be used by roosting bats (or other wildlife). This likelihood can increase when the property is located within a variable landscape with habitats such as farmland or woodland nearby. The ongoing Bailiwick Bat Survey has shown that there are bat populations in this particular part of the island.

We would recommend that the outbuilding, in particular the roofspaces, be inspected for current or recent use by bats by a suitably qualified person prior to any building works. This would reduce the risk of disturbing or destroying animals which are legally protected under the Animal Welfare Ordinance 2012.

We would request that, if this application is considered further, an informative note be added to the Information Sheet as follows -

'Your attention is drawn to The Animal Welfare (Guernsey) Ordinance, 2012, the local Strategy for Nature and the need to comply with their legal provisions. The existing building may be used by bats or other wildlife for roosting and nesting. We strongly recommend that the site is inspected by a suitably qualified person prior to any building works. Additional measures should also be taken (including consideration of the timing of the works and provision to support associated wildlife in the long term) to ensure that protected species are not impacted by the works. It is recommended that you contact La Société Guernesiaise for advice or to arrange a site visit. La Société can be contacted by emailing [info@societe.org.gg](mailto:info@societe.org.gg)

#### **Consultations:**

In respect of the previous application for works to the house, under application reference FULL/2022/0786, the States Archaeologist commented as follows:

*I would be grateful if you could place an informative notice on this application to the effect that the States Archaeologist should be informed if anything of interest is uncovered in the development of this site, in particular the area beneath the Victorian wing (due to be demolished) and the proposed extension to its south.*

Given that the current application also includes some ground works, it is recommended that the informative is replicated on any permission issued.

#### **Summary of Issues:**

Whether building is redundant;  
Whether the building is of sound and substantial construction;  
Whether the works required to facilitate conversion are extensive;  
Whether the proposal has any impacts on the special interest of the protected building or the character of the surrounding area;  
Whether the proposed dwelling achieves appropriate levels of amenity;  
Whether there are any impacts on the amenity of adjoining residential properties.

#### **Assessment against:**

- 1 - Purposes of the law.**
- 2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.**
- 3 - General material considerations set out in the General Provisions Ordinance.**

#### **4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).**

The application letter states that the barn was built for ancillary use with the main house and farmstead, but is no longer required as the site no longer functions as an agricultural holding. The main house recently received planning permission for a three bay oak framed garage, which has been constructed, and would provide sufficient space for the external storage requirements of the house and associated land. It is therefore accepted that the building is no longer required for its last known purpose and, taking into account the documented condition of the building, it is unlikely that the building would be capable of continuing that use without intervention.

The proposed conversion is for residential use.

The building is clearly of substantial construction, and the building envelope remains standing, with solid stone walls and slated roof. The condition of the structure has however deteriorated, partially due to constructional deficiencies in the roof structure and partially through water ingress, and the roof structure, limited elements of the walls and the first floor structure could not be considered sound. It has also been indicated that elements of the building may require underpinning, although this is not stipulated within the submitted information. The majority of the walls are however of sound construction in themselves and, taking that into account, the fact that the building remains complete, and that the building comprises an important part of the protected building group at Les Galliennes, the proposal could be considered as a minor departure under Section 12(2) of the Land Planning and Development (General Provisions) Ordinance, 2007.

The structural works required to facilitate the conversion as proposed would include the replacement of the roof structure, removal of a section of wall to the west of the south elevation to form a double height aperture, replacement of a section of the first floor structure and replacement of the joists and floor boards over the entire area, replacement of lintels and repair works to cracks in the west gable. There is also a potential requirement for underpinning of the building.

The proposals also include alterations to existing and creation of a new aperture in the external wall, replacement of all windows and doors bar two, levelling and re-laying of the ground floor and creation of a platform to access the first floor door.

Other works required to support the conversion, to upgrade the building to meet Building Regulations, such as installation of internal partitions and insulation, are considered to be neutral in terms of their impact on the objectives of policy GP16(A). External works to alter ground levels and the refurbishment of the fireplace are not a requirement for conversion, but are proposed in the interest of the ongoing maintenance and special interest of the building.

On balance, whilst the proposal would result in relatively substantial alterations to the building, taking into account the nature of those alterations and the particular circumstances of this site, which would enable the ongoing retention of the protected building, it is considered that the extent of works would be acceptable in respect of Policy GP16(A).

No extension is proposed as part of the scheme.

The whole of the barn, and the adjoining house, is protected. The value of the elements of the building has been assessed against the magnitude of impact of the proposed works, in accordance with BS 7913:2013. On balance, the works have been found to be a reasonable aspiration that outweigh the harm to the special interest of the building, subject to conditions in relation to the following:

- Large scale drawings of all new and replacement external windows and doors, of the panel between the glazed elements of the south-east double-height opening and of the rolling timber screen (ideally windows would be sliding sash as per the note on Drawing No 7548-03-B3/B, however where existing windows are top hung replacement with the same may be acceptable; details should reflect the 6-over-6 configuration for window FW1 as shown on Drawing No 7548-03/B5, not as shown on B3/B; and details should clarify the configuration for GW3 & GW4 which also differs between these drawings (presumably existing on B5 and proposed on B3/B);
- The detailing of the removal and replication of the stones of the tour a cidre;
- A specification or sample of the proposed internal and external paving (beyond the re-laid tour a cidre);
- The position and external appearance of all new vents and extractors;
- Prioritisation of use of reinstated purple slates, details of all new and replacement slate;
- A method statement for alterations being undertaken to the fireplace, mantle and chimney hood;
- The use of lime-based render for re-pointing the stone work;
- Grit blasting of beams (as set out in the Timber & Damp Survey) is not supported due to potential damage to the timbers.

The building is of simple form, reflecting its original purpose, and is prominently located along the roadside. The amended proposals would respect the agrarian character of the building and, whilst inevitably resulting in some level of domestication, would not significantly alter the contribution the building makes to the character of the surrounding area.

The building itself is located within the existing curtilage of the adjacent farmhouse, however the proposals do include a limited extension of that curtilage to the west, providing additional amenity space and parking for the proposed unit. The building is located centrally within the wider building group and the proposed extension would be of limited extent, not projecting beyond the Hayloft to the north, and would not have any adverse impacts on the wider open valley landscape. Taking into

account the size and position of the proposed extension, the proposal would not have any particular impact on the ongoing use of the wider Agriculture Priority Area. Planting shown on the land to the south of the building, outside of the site boundaries, cannot be considered as part of the biodiversity enhancements for the application. An earthbank is proposed along the west boundary of the extended curtilage, and hedging is proposed along the south. There is a concurrent pending application for a larger extension of curtilage associated with the main house (application reference FULL/2024/0089), which proposes planted earthbanks along both the western and southern boundaries of the extended curtilage of this building, and it would be reasonable to require the same level of definition and biodiversity enhancement under both applications. The provision of planted banks along both boundaries, together with the additional planting proposed along the southern elevation of the building would be sufficient to address the requirements of the Strategy for Nature. To ensure the planting is appropriate to the area and provides the necessary biodiversity enhancements, details and implementation can be controlled by condition.

Hardsurfacing associated with the proposed conversion is limited, but not specified. Whilst the application states this is to match surfacing elsewhere on the site and that to the north, varying surfacing materials have been approved for those sites and it is necessary to require details of the proposed surfacing. This matter can be controlled by condition. Ideally the surfacing would be permeable, however it is recognised that this may not be achievable where the surfacing has been selected to complement the setting of the protected building.

The proposed accommodation would exceed the minimum standard for a four person unit under the Building Regulations and the best practice guidance set out in the DCLG nationally described space standards. In terms of accessibility to and within the building and the provision of flexible accommodation, the submitted information details level access to the ground floor, which provides good circulation, WC facilities and the capacity to provide sleeping accommodation. The proposed new dwelling would share the recently upgraded vehicular access serving the property to the north. The proposal includes adequate parking and there is scope to provide cycle storage on site, subject to the grant of the relevant permissions.

As initially proposed, the new dwelling would only benefit from shared amenity space, and there were concerns regarding the absence of defensible space to the windows of that dwelling. Following deferral, the amenity space between the existing and new dwellings is to be divided, and adequate amenity space would be retained for both properties, whilst respecting the privacy of each. Details and implementation of the planted boundary can be controlled by condition.

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

The proposed conversion and associated works are set away from other residential property, with the exception of the existing dwelling at the application site and the new dwelling being formed to the north. The relationship with the approved dwelling to the north is such that there will be no adverse impacts on either the approved or proposed units as a result of the development. The interface with the existing dwelling to the south, together with the planted buffer now proposed, would be adequate to ensure an acceptable relationship with that dwelling.

In light of the above, it is recommended that the proposed change of use is approved as a minor departure from the Development Plan under section 12(2) of the Land Planning and Development (General Provisions) Ordinance, 2007, subject to the conditions set out above.

**Date:** 03/04/2024

