

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 roof, dormer windows and veranda to south elevation and rooflights to south and north elevations, install external staircase to east elevation, alter fenestration and internal alterations to create self catering unit (Use Class 8) in Barn B (Protected Building).

LOCATION: Les Caches, Rue Des Caches, St. Pierre Du Bois.

APPLICANT: Mrs A Willment

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: 18/09/2023

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 17/04/2023 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Direct Architectural Solutions Ltd - 1427-SK-50A, -51B & -52.

Application Ref: FULL/2023/0548

Property Ref: F012710000

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.No development shall begin on site until details of measures to support wildlife have been submitted to and agreed in writing by the Authority. The approved measures shall be implemented in accordance with the agreed details and prior to completion or first occupation of the converted building, whichever is sooner.

Reason - To ensure ongoing provision for wildlife, in accordance with the Strategy for Nature.

5.No consent whatsoever is conferred for removal of the first floor joists. Prior to any works being undertaken to the first floor, details of the retention and any necessary strengthening to the joists shall be submitted to and approved in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - The first floor joists are of high value and removal would have an adverse impact on the special interest of the protected building.

6.Prior to works commencing on the construction of the external staircase to the west gable and the steps to the south of the building, below the verandah, the material and means of construction of each, together with a specification for the handrail to that staircase, 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 features. This condition is imposed to make sure that the staircase and steps would not have an adverse impact on the special interest of the protected building.

7. Prior to construction of each element, the means of connecting to the existing building of the verandah and steps to the south of the building and external staircase to the west, 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 means of connecting the proposed features to the building. This condition is imposed to make sure that there would not be an adverse impact on the special interest of the protected building.

8. Prior to the removal of any lintels, details of the condition of any lintels to be removed and justification for that removal, together with details of the proposed replacement lintels, 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 features. This condition is imposed to make sure that there would not be an adverse impact on the special interest of the protected building.

9. Prior to the removal of the existing, details of the design, materials of construction and finish of all new windows and doors, to 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 - The information provided with the application does not include full details of the proposed feature. This condition is imposed to make sure that there would not be an adverse impact on the special interest of the protected building.

10. Prior to their installation, details of the routes, position and external appearance of all new drains, 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 - The information provided with the application does not include full details of the proposed features. This condition is imposed to make sure that there would not be an adverse impact on the special interest of the protected building.

11. For the avoidance of doubt, no permission is conferred for the wholesale replacement of the existing roof coverings.

Reason - The roof coverings form part of the special interest of the protected building and justification has not been provided to support their removal.

12.The roof lights hereby approved shall be flush fitting with the roof plane in which they are installed.

Reason - This condition is imposed to make sure that there would not be an adverse impact on the special interest of the protected building.

13.The premises shall be used as a self-catering unit, falling within Visitor Use Class 8 of the Land Planning and Development (Use Classes) Ordinance, 2017.

Reason - Permission has been granted on the basis that the use will be limited to that outlined above. Any other use is likely to raise different planning policy considerations.

Expiry Date: This permission will cease to have effect on 17/09/2026 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

There are discrepancies between the works proposed on the submitted plans and those set out within the various supporting documents. For the avoidance of doubt, consent is conferred only for the works set out on the approved plans and no consent is conferred for any other work set out within the supporting documents.

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

In respect of Condition 6, the means of construction should comprise a brief specification, eg. the method of laying of any stone work.

In respect of Condition 11, should the proportion of slates and pantiles which require replacement exceed what could reasonably be considered as repair, details should be submitted to the Service to determine how this can best be considered.

In respect of Condition 13, it is advised that visitor accommodation can be used for winter lets outside of the tourist holiday season. Further information about the use of tourist accommodation for winter lets can be found on the Planning Service website: <https://gov.gg/needpermission>

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/2023/0548
Property Ref: F012710000
Valid date: 17/04/2023
Location: Les Caches Rue Des Caches St. Pierre Du Bois Guernsey GY7 9SG
Proposal: Install replacement roof, dormer windows and veranda to south elevation and rooflights to south and north elevations, install external staircase to east elevation, alter fenestration and internal alterations to create self catering unit (Use Class 8) in Barn B (Protected Building).
Applicant: Mrs A Willment

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.

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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. No development shall begin on site until details of measures to support wildlife have been submitted to and agreed in writing by the Authority. The approved measures shall be implemented in accordance with the agreed details and prior to completion or first occupation of the converted building, whichever is sooner.

Reason - To ensure ongoing provision for wildlife, in accordance with the Strategy for Nature.

5. No consent whatsoever is conferred for removal of the first floor joists. Prior to any works being undertaken to the first floor, details of the retention and any necessary strengthening to the joists shall be submitted to and approved in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - The first floor joists are of high value and removal would have an adverse impact on the special interest of the protected building.

6. Prior to works commencing on the construction of the external staircase to the west gable and the steps to the south of the building, below the verandah, the material and means of construction of each, together with a specification for the handrail to that staircase, 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 features. This condition is imposed to make sure that the staircase and steps would not have an adverse impact on the special interest of the protected building.

7. Prior to construction of each element, the means of connecting to the existing building of the verandah and steps to the south of the building and external staircase to the west, shall be submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

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8. Prior to the removal of any lintels, details of the condition of any lintels to be removed and justification for that removal, together with details of the proposed replacement lintels, 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 features. This condition is imposed to make sure that there would not be an adverse impact on the special interest of the protected building.

9. Prior to the removal of the existing, details of the design, materials of construction and finish of all new windows and doors, to 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 - The information provided with the application does not include full details of the proposed feature. This condition is imposed to make sure that there would not be an adverse impact on the special interest of the protected building.

10. Prior to their installation, details of the routes, position and external appearance of all new drains, 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 - The information provided with the application does not include full details of the proposed features. This condition is imposed to make sure that there would not be an adverse impact on the special interest of the protected building.

11. For the avoidance of doubt, no permission is conferred for the wholesale replacement of the existing roof coverings.

Reason - The roof coverings form part of the special interest of the protected building and justification has not been provided to support their removal.

12. The roof lights hereby approved shall be flush fitting with the roof plane in which they are installed.

Reason - This condition is imposed to make sure that there would not be an adverse impact on the special interest of the protected building.

13. The premises shall be used as a self-catering unit, falling within Visitor Use Class 8 of the Land Planning and Development (Use Classes) Ordinance, 2017.

Reason - Permission has been granted on the basis that the use will be limited to that outlined above. Any other use is likely to raise different planning policy considerations.

INFORMATIVES

There are discrepancies between the works proposed on the submitted plans and those set out within the various supporting documents. For the avoidance of doubt, consent is conferred only for the works set out on the approved plans and no consent is conferred for any other work set out within the supporting documents.

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

In respect of Condition 6, the means of construction should comprise a brief specification, eg. the method of laying of any stone work.

In respect of Condition 11, should the proportion of slates and pantiles which require replacement exceed what could reasonably be considered as repair, details should be submitted to the Service to determine how this can best be considered.

In respect of Condition 13, it is advised that visitor accommodation can be used for winter lets outside of the tourist holiday season. Further information about the use of tourist accommodation for winter lets can be found on the Planning Service website: <https://gov.gg/needpermission>

OFFICER'S REPORT

Brief Description of the site:

Les Caches comprises a traditional building group, with farmhouse and walled garden, and associated barns and outbuildings. The building group is located within the domestic curtilage in the centre of the site, with the land to the north-east, east and south of the property classified as agricultural. The site is accessed from Rue des Caches to the east.

The whole of Les Caches house is protected together with several barns and outbuildings. The free-standing greenhouse is not protected. Research suggests that the buildings have their origins in c.1450 with phases of development c.1500 and during the 18th and 19th centuries (McCormack, 2015 – building reference 237).

The site is bounded by the Route de Plaisance along part of the north boundary, and a residential property for the remainder. To the south and east the site is separated from fields by Rue des Caches and Rue des Rondiaux. There are residential properties located to the south-east of the site. The site is bounded by fields to the west.

The site is located to the south of the St Peters Local Centre, with the north-east corner of the site falling within the Local Centre designation, and being identified as Important Open Land. The majority of the property, including the buildings and associated domestic curtilage, however falls Outside of the Centres.

The current proposal relates to Barn B, a detached outbuilding to the south of the main house.

Permission is sought under this application to form a self-catering unit in Barn B, comprising a kitchen/diner, WC and lounge at ground floor and two bedrooms and a shower room at first floor, with a covered verandah to the south. The following works are proposed to the building:

- Drawing No 1427-SK-51/B: Re-cover roof, using existing pantiles and slates, retaining existing A-frame and purlins (Drawing No 1427-SK-52 notes any replacement slates to be reclaimed slates to match. A limited number of replacements would be acceptable, however, depending on the proportion of replacement this may require further consideration). Drawing No 1427-SK-52 also notes existing purlins to be retained or replaced if not possible. All existing rafters and battens to be replaced and insulation installed;
- Make good lime render to south elevation; north elevation and west gable to be re-pointed in lime;
- Replacement of all gutters and downpipes;
- North elevation:
 - o Replace timber doors;
 - o Install new windows in existing apertures at first floor level;
 - o Replace existing rooflights;
- South elevation:
 - o Form verandah, incorporating rooflights;
 - o Form new opening for sliding/folding doors (ground floor level);
 - o Install timber framed glazed door (ground floor level);
 - o Install two dormer windows;
 - o Install new rooflight;
- West elevation:
 - o Install new doors and external steps;
- Internal alterations:
 - o Form new opening between kitchen and lounge at ground floor level;
 - o Form shower room at first floor level;
 - o Installation of stairs;
 - o Remedial works to first floor beams and replacement of existing floor joists and deck;

- Line walls internally and install electro-osmotic damp proof course to all external walls;
- Replacement of stone/concrete ground floors with new insulated concrete floor;
- Inspection of timber lintels and replacement where necessary.

A Statement of Need and Statement of Significance have been submitted in support of the application, although floor plans cited within the Statement of Significance are not provided.

The application was initially deferred to require all works to be shown on the proposed plan and to provide clarification on a number of elements of the proposed works, where there were discrepancies across the submission.

Relevant History:

FULL/2012/1099 Conversion and restoration of barn 'B' to provide ancillary habitable accommodation and store; construct exterior granite steps to first floor and install dormer entrance door (north-west elevation), re-cover roof; install new and replacement windows, doors and rooflights (north-west, south-west and south-east elevations). (Protected Building). Approved 23/01/2013 – Now lapsed.

FULL/2022/0595 Erect single storey extension, install rooflight to west (rear) elevation, install first floor windows to east (front) elevation, internal and fenestration alterations. (Protected Building). Approved 26/07/2022

FULL/2022/0631 Install replacement roof covering, install rooflights to north elevation, erect covered porch to east elevation, fenestration and internal alterations to create dower unit to Barn A (Protected Building). Approved 11/01/2023

FULL/2022/1055 Erect 1.5 storey detached garage/carport/store with external staircase to east of existing garage and stables. (Protected Building). Approved 07/07/2022

FULL/2022/1079 Change of use of agricultural land to domestic curtilage (2,300sqm); remove hedging, erect polytunnel, fruit cages, fencing and compost bins (revised scheme). Approved 21/10/2022

FULL/2022/1182 Change of use of agricultural land (Use Class 28) to camp site, including installation of 9 glamping units with associated landscaping and parking, create vehicular access to north boundary, extend and alter barn 'A' (northern barn) to provide facilities block, including the provision of wellbeing activities, and use of area of domestic curtilage for the provision of outdoor wellbeing activities (Protected Building). Approved 05/05/2023

FULL/2022/1735 Refurbish and replace windows and doors to main house (protected building). Approved 11/10/2022

Existing Use(s):

Residential Use Class 1

Representation:

La Societe Guernesiaise comments as follows:

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. Importantly, there are bird nests and other signs of such wildlife shown on the photographs in the Statement of Significance report.

We would strongly recommend that the building, in particular the roofspaces, be inspected for current or recent use by bats and birds 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 also request that the applicant be required to provide suitable measures to support any associated wildlife within the project proposals.

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

Assessment: *(Tick as appropriate)*

no representation
accords with policy
within curtilage
design acceptable

X
X
X
X

visual amenity acceptable
no material neighbour impact
traffic not affected

X
X
X

Policies considered most relevant:

OC8(A) Visitor Accommodation Outside of the Centres - New

GP5 Protected Buildings

GP8 Design

GP9 Sustainable Development

Strategy for Nature

Conclusion/Brief comment:

OC8(A) supports visitor accommodation Outside of the Centres where it is created through the change of use of existing buildings, and where:

- The development is of a scale that is appropriate to the character of the location, is undertaken sensitively to as not to detract from the landscape character of the locality and does not undermine the vitality of a Centre; and
- Any additional facilities are ancillary or ordinarily incidental to the principal use as visitor accommodation in terms of scale and use, are proportionate to the amount of visitor accommodation available at the site and would not have an adverse effect on the visual quality and landscape character of the location.

In this case, Policies GP8 and GP9, relating to Design and Sustainable Development, and Policy IP7, in relation to provision of parking, would also be relevant and the proposals must satisfy the terms of Policy GP5 of the Plan, and meet the statutory duties with regard to protected buildings.

This application is for the creation of a single unit of visitor accommodation, utilising an existing building located within an existing building group. The proposals are of limited scale, and would not therefore impact adversely on the landscape character or visual quality of the location and would not undermine the vitality of a Centre. As shown on the revised plans, the proposal would result in the removal of two mature trees adjacent to the south elevation of the building. In the context of this site, the removal of those trees would not however have any significant impacts.

The building group is set on a substantial site, away from the site boundaries, and there would be no adverse impacts on the amenity of nearby residential properties, nor would the provision of a self-catering unit as proposed have any adverse impact on the amenity of existing uses at the application site.

Amenity provision would be limited, on the verandah area created under this application, however would be adequate to serve self-catering accommodation, where the requirements for amenity space are generally accepted to be lower than those for permanent residential units.

A single parking space is allocated to the proposed unit, within the existing parking courtyard, and this would be adequate to serve the proposed accommodation. The

provision of a single unit of visitor accommodation, even taking into account other recent approvals at the site, would not result in a significant increase in vehicles movements, and would not therefore give rise to any road safety concerns.

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

The proposed works generally comprise a reasonable aspiration of the property owner, and, following submission of amended drawings/additional information, would meet the terms of Policy GP5, with the exception of the following elements of work, which can be controlled by condition:

- Removal of the first floor joists, in particular those to the east part of the building. Many of the joists are of high value and it is not demonstrated that the works are a reasonable aspiration that outweighs the harm. Retention of the joists, supplementing where required for strengthening, would reduce the impact and effect of the proposed works.
- Details of the material and means of construction of the new staircase to the west gable and the steps below the verandah, setting out how those features will be formed;
- Specification of the handrail to the external staircase;
- Details of the means of connecting the verandah, steps and external staircase to the existing building;
- Details of new and replacement doors and windows;
- Flush fitting of all rooflights;
- Details of routes, position and external appearance of all new drains, vents and extractors;
- Details of any lintels proposed to be replaced, setting out the condition of those lintels to justify removal, and details of the proposed replacement lintels. For the avoidance of doubt, where the condition of the lintel is acceptable, replacement would not be supported.

There are discrepancies between the works proposed on the submitted plans and those set out within the various supporting documents. For the avoidance of doubt, consent is conferred only for the works set out on the approved plans and no consent is conferred for any other work set out within the supporting documents.

The north, south and west elevations are to repointed/finished in lime and these works would not require planning permission.

Should the proportion of slates and pantiles which require replacement exceed what could reasonably be considered as repair, details should be submitted to the Service to determine how this can best be considered.

Taking into account the requirements of the Strategy for Nature, together with the comments made by La Societe Guerneslaise above, it is reasonable in this instance to

require provision of measures to support wildlife, such as birds and bats, as part of the proposed scheme, offsetting the potential loss of habitat within the buildings. It is considered that this could be achieved without detriment to the special interest of the protected building and can be controlled by condition.

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: 18/09/2023

