

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: Refurbish and replace roof covering, replace rooflights, creation of and alteration to parapets and replace chimneys to west wing of main dwelling (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: 24/01/2024

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 20/11/2023 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Direct Architectural Solutions - 1427-WD-65, WD-66, WD-67A, WD-68 & WD-69A.

Application Ref: FULL/2023/2114

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.The existing pantiles laid on the roof slopes which form the subject of this permission shall be removed, set aside during the course of works and reinstated once works have been completed, in the first instance prioritising the southern roof slope of the building. Should any replacement pantiles be required, prior to their installation, a specification or sample of those tiles shall be submitted to and agreed in writing by the Authority. The remainder of the roofslopes shall thereafter only be recovered with the approved pantiles.

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

5.All new and replacement rooflights shall be fitted flush with the roof plane in which they are installed.

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

6. Leadwork shall be installed in accordance with Lead Sheet Association guidance.

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

Expiry Date: This permission will cease to have effect on 23/01/2027 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

Should it be found, following opening up works, that additional alterations are required to the historic and structural roof timbers, further advice should be sought from the Authority.

Should it be found, following opening up works, that larger-scale replacement of the roof cladding is required, further advice should be sought from the Authority.

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/2023/2114
Property Ref: F012710000
Valid date: 20/11/2023
Location: Les Caches Rue Des Caches St. Pierre Du Bois Guernsey
GY7 9SG
Proposal: Refurbish and replace roof covering, replace rooflights,
creation of and alteration to parapets and replace chimneys
to west wing of main dwelling (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.

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 existing pantiles laid on the roof slopes which form the subject of this permission shall be removed, set aside during the course of works and reinstated once works have been completed, in the first instance prioritising the southern roof slope of the building. Should any replacement pantiles be required, prior to their installation, a specification or sample of those tiles shall be submitted to and agreed in writing by the Authority. The remainder of the roofslopes shall thereafter only be recovered with the approved pantiles.

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

5. All new and replacement rooflights shall be fitted flush with the roof plane in which they are installed.

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

6. Leadwork shall be installed in accordance with Lead Sheet Association guidance.

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

INFORMATIVES

Should it be found, following opening up works, that additional alterations are required to the historic and structural roof timbers, further advice should be sought from the Authority.

Should it be found, following opening up works, that larger-scale replacement of the roof cladding is required, further advice should be sought from the Authority.

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.

Relevant History:

Various applications for works to the house and outbuildings, together with the creation of a glamping operation on the land to the north-east of the building group.

Existing Use(s):

Residential Use Class 1

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:

Permission is sought for works to the west wing of the main house, including:

- Refurbish the roof and replace the roof covering;
- Replace rooflights (north and south roofslopes);
- Create new and recover existing parapets;
- Replace chimneys;
- Repoint external wall in lime (south elevation), re-render wall with lime render (north elevation);
- Replace eaves partitions.

A Statement of Significance and a Statement of Need have been submitted in support of the application.

The proposed works are found to be a reasonable aspiration, that outweighs any harm to the protected building and are acceptable under the terms of the relevant policies of the Plan, subject to the following conditions:

- Pan-tiles shall be removed, set aside and reinstated, in the first instance prioritising the southern roof slope of the building. Should any replacement pan-tiles be required, prior to their installation, a specification or sample shall be submitted to and agreed in writing by the Authority;
- All new and replacement rooflights shall be fitted flush with the roof plane in which they are installed;
- Leadwork shall be installed in accordance with Lead Sheet Association guidance.

Should it be found, following opening up works, that additional alterations are required to the historic and structural roof timbers, further permission may be required.

Should it be found, following opening up works, that larger-scale replacement of the roof cladding is required, further permission may be required.

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

Recommendation:

Grant with Conditions



Date: 22/01/2024

