

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 covering (Protected Building).

LOCATION: Norton House, Le Bouet, St. Peter Port.

APPLICANT: Mr V W A Lane

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: 15/10/2024

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 10/04/2024 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Planning Application Block Layout Plan; Photographs entitled Front View & Rear View

Application Ref: FULL/2024/0607

Property Ref: A105270000

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 removal of the existing, a specification or sample of the proposed replacement pan-tiles and ridge tiles shall be submitted to and agreed in writing by the Authority. The development shall only be carried out using the approved tiles.

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

Expiry Date: This permission will cease to have effect on 15/10/2027 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

In respect of Condition 4, the proposed replacement tiles should comprise a single wave non-interlocking pan-tile of appropriate proportions, ideally incorporating a black glaze finish.

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/2024/0607
Property Ref: A105270000
Valid date: 10/04/2024
Location: Norton House Le Bouet St. Peter Port Guernsey GY1 2AZ
Proposal: Install replacement roof covering (Protected Building).

Applicant: Mr V W A Lane

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 removal of the existing, a specification or sample of the proposed replacement pan-tiles and ridge tiles shall be submitted to and agreed in writing by the Authority. The development shall only be carried out using the approved tiles.

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

INFORMATIVES

In respect of Condition 4, the proposed replacement tiles should comprise a single wave non-interlocking pan-tile of appropriate proportions, ideally incorporating a black glaze finish.

OFFICER'S REPORT

Brief Description:

The application relates to replacement of the roof covering to the main roof.

The whole of the house, together with the roadside wall and railings, is a protected building. The main house dates from pre-1787. The texture of pantiles can be seen on the 1962 aerial photograph, including a change in colour on the rear cat-slide part of the roof which remain evident to the present day.

The site is located within a Main Centre Outer Area and Conservation Area as designated in the Island Development Plan.

Relevant History:

None.

Existing Use(s):

Residential Use Class 1

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:

GP4: Conservation Areas

GP5: Protected Buildings

GP8: Design
GP9: Sustainable development
GP13: Householder development

Conclusion/Brief comment:

The building is located within a Conservation Area, characterised by buildings of traditional and classical proportions and a variety of, predominantly natural, roofing materials. A change to the roofing material at Norton House as proposed would not have a significant impact on the character of the Conservation Area.

The value of elements of the building has been assessed against the magnitude of impact of the works to establish the effect of the development on the overall special interest of the protected building, in line with BS 7913:2013.

The front (south) roof of Norton House, including the cat-side dormer roofs, and the western part of the rear roof slope are clad with black glazed terracotta pan-tiles. A small number have been replaced in modern authentic red terracotta pan-tiles and one or two are missing/have slipped. The eastern part of the rear roof slope is clad with red terracotta pan-tiles. The ridge is capped with black glazed tiles, several of which are missing.

The black glazed tiles are of high value; the red terracotta tiles are of medium value.

The application seeks wholesale replacement of the roof cladding, which, following deferral, has been justified in terms of the condition of the existing tiles.

The proposed replacement roof tiles would not however be appropriate to a building of the age and character of Norton House. It is therefore recommended that a condition be attached requiring details of a revised ridge and roof tile, ideally a single wave non-interlocking pan-tile of appropriate proportions, possibly with a black glaze finish, prior to removal of the existing tiles.

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: 14/10/2024

