

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/re-cover roofs, reinstate chimney, install rooflights to south-east and north-west elevations, internal alterations and widen vehicle access to north-west boundary (Protected Building).

LOCATION: Le Vaugrat Farm, Route De Vaugrat, St. Sampson.

APPLICANT: Ms L Brouard

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: 19/06/2024

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 16/05/2024 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Mark Frampton & Company: 2024/658/03, 04 & 05

Application Ref: FULL/2024/0870

Property Ref: B019480000

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.Notwithstanding the details submitted, no permission is conferred to remove the existing parapets to the south-west gables. Prior to the installation of the replacement roof coverings, details indicating the retention and treatment of the parapets to the south-west gables shall be submitted to and agreed in writing by the Authority. The works shall then be completed in accordance with the agreed details.

Reason - To preserve the special quality and appearance of this Protected Building.

5.Prior to the removal of the existing doors, large scale drawings (1:20 elevations; 1:5 sections) of the new internal doors, screen and associated joinery surrounds shall be submitted to and agreed in writing by the Authority. The works shall then be completed in accordance with the agreed details.

Reason - To preserve the special quality and appearance of this Protected Building.

6.Notwithstanding the details submitted, the ground floor cupboard door shall be re-used elsewhere in the development. Prior to its removal, the location in which the door is to be re-used shall be submitted to and agreed in writing by the Authority. The works shall then be completed in accordance with the agreed details.

Reason - To preserve the special quality and appearance of this Protected Building.

7.Detailed specifications or samples of the replacement slates and tiles to be used in the development shall be submitted to the Authority. Only those materials agreed in writing by the Authority shall be used in carrying out the development.

Reason - To preserve the special quality and appearance of this Protected Building.

8.Prior to installation of the chimney pots, a specification of the replacement chimney

pots shall be submitted to and agreed in writing by the Authority. The works shall then be completed in accordance with the agreed details.

Reason - To preserve the special quality and appearance of this Protected Building.

9.All leadwork shall be installed in accordance with Lead Sheet Association instructions.

Reason - To preserve the special quality and appearance of this Protected Building.

10.Within four weeks of the enlarged access being brought into use, the end of the enlarged opening shall be finished off using materials and a method of construction which match the remainder of the existing roadside wall.

Reason - In the interests of visual amenity and to preserve the special quality and appearance of this Protected Building.

Expiry Date: This permission will cease to have effect on 19/06/2027 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

The Authority does not recognise all of the land outlined on the submitted plans as forming the domestic curtilage associated with the dwelling presently known as Le Vaugrat Farm. The land recognised as domestic curtilage by the Authority is as approved under planning application reference FULL/2024/0609.

During visits to the site it was noted that access to the rear first floor box room was not possible for reasons of safety and that the condition of the floor structure of the half landing at the top of the stairs was questionable. Neither appear on the proposals and planning permission may be required should works be proposed to the floor structure in this area. It is recommended that further details of any proposed works to the floor structure in this area are submitted to the Planning Service prior to works being undertaken.

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/2024/0870
Property Ref: B019480000
Valid date: 16/05/2024
Location: Le Vaugrat Farm Route De Vaugrat St. Sampson Guernsey
GY2 4TA
Proposal: Refurbish/re-cover roofs, reinstate chimney, install rooflights
to south-east and north-west elevations, internal alterations
and widen vehicle access to north-west boundary (Protected
Building).
Applicant: Ms L Brouard

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. Notwithstanding the details submitted, no permission is conferred to remove the existing parapets to the south-west gables. Prior to the installation of the replacement roof coverings, details indicating the retention and treatment of the parapets to the south-west gables shall be submitted to and agreed in writing by the Authority. The works shall then be completed in accordance with the agreed details.

Reason - To preserve the special quality and appearance of this Protected Building.

5. Prior to the removal of the existing doors, large scale drawings (1:20 elevations; 1:5 sections) of the new internal doors, screen and associated joinery surrounds shall be submitted to and agreed in writing by the Authority. The works shall then be completed in accordance with the agreed details.

Reason - To preserve the special quality and appearance of this Protected Building.

6. Notwithstanding the details submitted, the ground floor cupboard door shall be re-used elsewhere in the development. Prior to its removal, the location in which the door is to be re-used shall be submitted to and agreed in writing by the Authority. The works shall then be completed in accordance with the agreed details.

Reason - To preserve the special quality and appearance of this Protected Building.

7. Detailed specifications or samples of the replacement slates and tiles to be used in the development shall be submitted to the Authority. Only those materials agreed in writing by the Authority shall be used in carrying out the development.

Reason - To preserve the special quality and appearance of this Protected Building.

8. Prior to installation of the chimney pots, a specification of the replacement chimney pots shall be submitted to and agreed in writing by the Authority. The works shall then be completed in accordance with the agreed details.

Reason - To preserve the special quality and appearance of this Protected Building.

9. All leadwork shall be installed in accordance with Lead Sheet Association instructions.

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10. Within four weeks of the enlarged access being brought into use, the end of the enlarged opening shall be finished off using materials and a method of construction which match the remainder of the existing roadside wall.

Reason - In the interests of visual amenity and to preserve the special quality and appearance of this Protected Building.

INFORMATIVES

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During visits to the site it was noted that access to the rear first floor box room was not possible for reasons of safety and that the condition of the floor structure of the half landing at the top of the stairs was questionable. Neither appear on the proposals and planning permission may be required should works be proposed to the floor structure in this area. It is recommended that further details of any proposed works to the floor structure in this area are submitted to the Planning Service prior to works being undertaken.

OFFICER'S REPORT

Brief Description of the site:

Planning permission is requested to refurbish/re-cover roofs, reinstate chimney, install rooflights to south-east and north-west elevations, internal alterations and widen vehicle access to north-west boundary to 3.8 metres.

The site comprises of a historic farmstead with a two storey Georgian-style house with formal façade and numerous traditional-style farm buildings dating to c.1800 and set around a paved yard. The whole of the house and outbuildings, together with the pig sties, paved yard and walls are a protected building. The northernmost outbuilding is excluded from the listing.

The dwelling and outbuildings are bounded to the north-east, east and south by agricultural land which is under the same ownership, with Route de Vaugrat wrapping around the site to the south-west, west and north. The site is located Outside of the Centres.

Relevant History:

06/06/2024 – FULL/2024/0687 – Permission granted for internal alterations and install SVP pipe to south-west elevation (Protected Building).

28/05/2024 – FULL/2024/0609 – Permission granted for the change of use of agricultural land to domestic garden (590sqm) and create agricultural gated vehicle access to north boundary (Protected Building).

29/02/2024 – FULL/2024/0156 – Permission granted to install hard surfacing for temporary period to north-east of property (Protected Building).

Existing Use(s):

Residential Use Class 1: dwelling house

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:

Policy GP1: Landscape Character and Open Land

Policy GP5: Protected Buildings

Policy GP8: Design

Policy GP9: Sustainable Development

Policy GP13: Householder Development

Conclusion/Brief comment:

Concerns were raised with the application as originally submitted which included the removal of the parapets from the south-west gable which would have removed an early feature of the building which matches the north east gables. The agent has subsequently confirmed to revise this aspect and to retain the existing parapets, details of which can be requested by condition.

Provided that an existing cupboard door is re-used elsewhere in the development, details of which can be requested by condition, the remainder of the alterations would have no adverse impact on the special interest of the protected building or are a reasonable aspiration that would outweigh the harm that they would cause, subject to details of specific features including new internal doors, replacement slates and tiles and chimney pots (all of which can be dealt with by condition).

The existing vehicle access is limited in width and the modest widening of this access to 3.8m would have no adverse effects on the special interest of the protected building or on the character and appearance of the area. The proposal accords with Policies GP5, GP8 and GP13.

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.

It is recommended that the application is approved.

Recommendation:
Grant with Conditions



Date: 17/06/2024

