

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: Demolish and rebuild chimneys, install replacement roof covering, demolish chimney, install replacement roof to extension to south-west elevation of main dwelling. Install replacement roof to north elevation of outbuilding (known as the dairy) to the north of the main house. Repair and repoint outbuildings and garden walls (Protected Building) (part retrospective).

LOCATION: Les Vardes Farm, Route De Port Grat, St. Sampsons.

APPLICANT: Mr & Mrs P Stenner

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: 08/04/2025

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

Drawing Nos: G.E Le Friec: 2314 / 4, 5A, 6 & 7.
Apex Heritage: Moulded Gutters and Fittings, Rainwater Systems - Standard Range Product Summary. (All date stamped received 03/02/25).
Alumasc: Cast Iron Rainwater Installation - Apex Heritage Gutters (date stamped received 03/02/25).
Alumasc: Apex Moulded Cast Iron Gutters (date stamped received 03/02/25).

Application Ref: FULL/2024/1499

Property Ref: B019640000

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 the removal of the existing roof cladding, a specification or sample of the replacement slates shall be submitted to the Authority. Only materials agreed in writing by the Authority shall be used in carrying out the development.

Reason - To preserve the special interest of the protected building and visual amenity of the locality.

5.All the leadwork hereby approved shall be constructed in accordance with the details set out by Lead Sheet Association.

Reason - To secure the satisfactory appearance of the completed development in order to preserve the special interest of the Protected Buildings.

6.All gutter and downpipe fixings to the southeast facade shall be made through joints in the stonework and not through the stones themselves.

Reason - To preserve the special interest of the Protected Building.

7.Notwithstanding the submitted information (Section A-A on drawing 2314/5), the existing chimney pots of the main house shall be set aside during dismantling of the existing chimney stacks and shall be reinstated within four weeks of the new chimney stacks having been constructed unless otherwise agreed in writing by the Authority.

Reason - To secure the satisfactory appearance of the completed development and to preserve the special interest of the Protected Building.

Expiry Date: This permission will cease to have effect on 07/04/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

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/2024/1499
Property Ref: B019640000
Valid date: 04/10/2024
Location: Les Vardes Farm Route De Port Grat St. Sampsons Guernsey GY2 4TB
Proposal: Demolish and rebuild chimneys, install replacement roof covering, demolish chimney, install replacement roof to extension to south-west elevation of main dwelling. Install replacement roof to north elevation of outbuilding (known as the dairy) to the north of the main house. Repair and repoint outbuildings and garden walls (Protected Building) (part retrospective).

Applicant: Mr & Mrs P Stenner

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 the removal of the existing roof cladding, a specification or sample of the replacement slates shall be submitted to the Authority. Only materials agreed in writing by the Authority shall be used in carrying out the development.

Reason - To preserve the special interest of the protected building and visual amenity of the locality.

5. All the leadwork hereby approved shall be constructed in accordance with the details set out by Lead Sheet Association.

Reason - To secure the satisfactory appearance of the completed development in order to preserve the special interest of the Protected Buildings.

6. All gutter and downpipe fixings to the southeast facade shall be made through joints in the stonework and not through the stones themselves.

Reason - To preserve the special interest of the Protected Building.

7. Notwithstanding the submitted information (Section A-A on drawing 2314/5), the existing chimney pots of the main house shall be set aside during dismantling of the existing chimney stacks and shall be reinstated within four weeks of the new chimney stacks having been constructed unless otherwise agreed in writing by the Authority.

Reason - To secure the satisfactory appearance of the completed development and to preserve the special interest of the Protected Building.

OFFICER'S REPORT

Brief Description of the site:

The application relates to works to various buildings on the site:

Main House

- Replacement slate roof (leaving parapets exposed and cladding gable parapets with lead)
- Demolish and rebuild 3 chimney stacks to main house
- Replacement guttering and secret guttering

West wing (excluded from listing) attached to main house

- Replace slate roof
- Demolish chimney stack (retrospective)
- install stone lintels to existing windows

Dairy (north of main house)

- Install replacement roof (retrospective)

- Repair and repoint outbuildings
- Repoint garden walls (retrospective)

As originally submitted the scheme also included works to the Longstore, the removal of the roof, but without replacement as part of the current scheme. Following correspondence with the agent in this case it has been confirmed that this aspect of the development has been omitted from the application.

The site is located Outside of the Centres and within the Agriculture Priority Area as designated in the Island Development Plan.

The exterior of the house and the exterior of the outbuildings, attached to the house and detached, together with the circular trough, the monolithic gate posts, the roadside and garden walls are Protected. The south wing, the west wings and the lean-to glasshouse/shed and the glasshouse are excluded from the listing.

Relevant History:

FULL/2024/0097 - Install cladding and door to south-west gable to outbuilding. (Protected Building) – granted

FULL/2024/1197 - Convert, replace roof and alter building to create dwelling and associated works, alter access and erect pedestrian and vehicle gates to south-west boundary (Part Retrospective) (Protected Building) – refused

FULL/2024/1963 – Reconstruct wall and alter vehicle access to west boundary (Protected Building) – granted

The curtilage of the site was defined in 2024.

Existing Use(s):

01 dwellinghouse

Assessment: *(Tick as appropriate)*

no representation
accords with policy
within curtilage

x
x
x

visual amenity acceptable
no material neighbour impact
traffic not affected

x
x
x

design acceptable

x

Policies considered most relevant:

Island Development Plan policies:

GP5: Protected Buildings

GP8: Design

GP9: Sustainable Development

GP13: Householder Development

Conclusion/Brief comment:

The works outlined above, as amended, represent reasonable aspirations of the property owner that would outweigh the harm to the special interest of the protected buildings in accordance with the aims of Policy GP5. The works represent a good standard of design and will not result in harm to the character and appearance of the locality or residential amenity in line with Policies GP8, GP9 and GP13 of the IDP.

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.

Subject to conditions it is recommended permission is granted.

Recommendation:

Grant with Conditions

x

Date: 31/03/2025

