

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 and install rooflights to north-east of dwelling (Protected Building).

LOCATION: Le Pont, Rue Des Pres, St. Pierre Du Bois.

APPLICANT: Ms C Lenfestey

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: 25/09/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 30/05/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Paul Langlois Architects: 2280/04C, /11E & /14A.
T&C Structural Engineers: GY24022/110 Rev P2.

Application Ref: FULL/2025/0897

Property Ref: F012230000

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.All new and replacement roof lights shall be top hung with vertical glazing bar and fitted flush to the roof plane.

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

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

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

6.For the avoidance of any doubt, this approval relates to the retention of the original purlins, eastern A frame (Frame C) and tie beams, and does not approve the replacement of these, as shown in Plan 2280/14A.

Reason: In the interest of preserving the special interest of the protected building.

Expiry Date: This permission will cease to have effect on 24/09/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

Should a variation to reinstatement of the purlins and eastern A-frame and tie beam be found to be necessary, then further discussion must be had with 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/2025/0897
Property Ref: F012230000
Valid date: 30/05/2025
Location: Le Pont Rue Des Pres St. Pierre Du Bois Guernsey GY7 9AQ
Proposal: Install replacement roof and install rooflights to north-east of dwelling (Protected Building).

Applicant: Ms C Lenfestey

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. All new and replacement roof lights shall be top hung with vertical glazing bar and fitted flush to the roof plane.

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

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

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

6. For the avoidance of any doubt, this approval relates to the retention of the original purlins, eastern A frame (Frame C) and tie beams, and does not approve the replacement of these, as shown in Plan 2280/14A.

Reason: In the interest of preserving the special interest of the protected building.

INFORMATIVES

Should a variation to reinstatement of the purlins and eastern A-frame and tie beam be found to be necessary, then further discussion must be had with the Authority.

OFFICER'S REPORT

Brief Description of the site:

The application site comprises a Protected Building close to the junction of Rue des Pres, Rue des Marches and Les Heches. A detached studio of timber construction stands to the southwest within large gardens.

The site is also located Outside the Centre, and within the Agricultural Priority Area and Conservation Area.

Relevant History:

FULL/2023/1293 – Demolish extensions and glasshouse, extend and alter at ground and first floor level to south east (rear) elevation, replace roof covering and internal alterations. Erect single storey detached garage/workshop to the north-west of the property.

FULL/2024/1421 – Variation to previously approved plans (FULL/2023/1293) to extend and alter at ground floor level to south-east (rear) elevation, replace roof covering and internal alterations (Protected Building) - relocate solar panels from extension roof, re-roof to slate and install solar panels to south (rear) roof-slope of existing property.

Existing Use(s):

01 Dwelling house

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 Area

GP5 – Protected Buildings

GP8 – Design

GP9 – Sustainable Development

GP13- Householder Development

Conclusion/Brief comment:

The proposal is for the installation of a replacement roof and rooflights to the north-east of the dwelling. The replacement roof structure would result in the introduction of a vaulted ceiling above bedroom 1.

The dwelling is a protected building, and so 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 and the proposed works have been considered to be reasonable aspirations which outweighs the harm to the special interest.

Previously, concerns were raised regarding vaulting of part of the ceiling above the bedroom due to the adverse effect on plan form as it virtually completely intact and of high value to the overall special interest of the protected building.

Further information (a section drawing and floor plan to show the location of the proposed vaulted ceiling) were submitted and show the proposed position of the vaulted ceiling and re-used non-structural timbers. These would remain on display as a feature of a newly vaulted ceiling evidencing the historic development of the house. The effect on plan form and joists would remain moderate/large (BS 7913:2013) but, in this instance, approximately 50% of the ceiling would remain to demonstrate the former plan form of the first floor whilst opening up the remainder for viewing. On balance, this can now be considered a reasonable aspiration that outweighs the harm. The proposed works are therefore considered to accord with Policy GP5.

The site is located within a Conservation Area, and the proposed alterations to the roof and introduction of rooflights are considered to appropriately conserve the appearance of the Conservation Area, subject to a condition to ensure they are flush fitting.

The rooflights to the front (north) elevation are unlikely to have a significant impact on amenity as they face the road and only the front gardens of the properties located across the road, which is less sensitive. The proposal is therefore also considered acceptable in relation to policies GP8 and GP9.

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: 25/09/2025

