

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 windows to north (front) elevation (Protected Building).

LOCATION: 2 Les Blanches Cottages, La Route De Blanches, St. Martin.

APPLICANT: Mr & Mrs P Collinson

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: 15/12/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 06/08/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Block Plan, Swan Joinery survey, Design Images & Timber Window Brochure (all dated 21/11/25)

Application Ref: FULL/2025/1104

Property Ref: J015080000

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 installation of the replacement windows, large scale drawings (1:20 elevations; 1:5 section) of the replacement windows 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.

Expiry Date: This permission will cease to have effect on 14/12/2028 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/2025/1104
Property Ref: J015080000
Valid date: 06/08/2025
Location: 2 Les Blanches Cottages La Route De Blanches St. Martin
Guernsey GY4 6AE
Proposal: Install replacement windows to north (front) elevation
(Protected Building).
Applicant: Mr & Mrs P Collinson

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).

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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 installation of the replacement windows, large scale drawings (1:20 elevations; 1:5 section) of the replacement windows 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.

OFFICER'S REPORT

Site Description:

The property known as '2 Blanches Cottages' is the penultimate one of a row of four terrace properties, they are set back from and face northeast onto Route des Blanches. One terrace cottage is attached to the northwest and two are attached to the southeast, there are detached neighbours in all directions. The property is located Outside of the Centres as defined in the Island Development Plan. All four of the cottages are Protected Buildings.

Relevant History:

FULL/2022/1562 - Erect single storey extension, excavate and erect retaining wall and external steps to south-west (rear) elevation and internal alterations (Protected Building) – Approved September 2022.

Replacement of the front window and door (FULL/2022/0836 & FULL/2024/1368, respectively) of the adjoining property (1 Blanches Cottages, J.1507) have been recently approved. The former entailed sympathetic replacement of a modern window; the latter entailed sympathetic replacement of an old but substantially altered door.

Existing Use(s):

Residential use class 1: dwelling house.

Brief Description of Development:

This application is to install replacement windows to the north front elevation of the Protected Building. As originally submitted, the application included replacement of the front door, however this element was subsequently omitted from the application.

Relevant Policies of any Plan, Subject Plan or Local Planning Brief:

GP5: Protected Buildings
GP8: Design
GP9: Sustainable Development
GP13: Householder Development

Representations:

None.

Consultations:

None.

Summary of Issues:

- Impact of the development on the special quality and character of the Protected Building.
- Impact of the development on the character and appearance of the area.
- Impact of the development on neighbouring properties.

Assessment against:

1 - Purposes of the law.

The objectives of the Law, as set out in Section 1(2), have been considered and this forms part of the assessment of policy issues as set out in 2 below.

2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.

Initially the application was submitted without a Statement of Significance or a Window Schedule, the only supporting information being photographs showing the affected window units and a supporting letter. The application was deferred to give the applicants an option of repair or to provide additional justification.

Since deferral, further information has been submitted consisting of a window survey from Swan Joinery, a quote from Timber Windows with elevation and section drawings for each window and an email omitting the door from the application if the windows can be replaced.

The windows of the north-east elevation are proposed for replacement. Two of these windows likely date from the 19th century and the other window is assessed as likely to date from the 18th century. They each make a positive contribution to the overall special interest of the protected building.

In the absence of a window survey, an assessment of condition was made on site. No areas of rot were noted. The ground floor vertical sash window is painted closed and the two first floor casement windows are ill-fitting.

Although the existing window units are of historic value and are potentially capable of repair, it is accepted that they are nearing the end of their life. Thus repairs to the windows are only likely to extend their life in the short to medium term after which they may need to be replaced. Therefore, whilst the removal of the existing windows would harm the overall special interest of this protected building, this would be outweighed by the reasonable aspirations of the property owner. The harm would be mitigated by ensuring the replacement windows are in timber and are of an appropriate method of opening and configuration, which can be controlled through a condition. The harm could be further mitigated through recording of the windows. However, in this case, the windows have been recorded by photographs taken as part of the planning application process, so a recording condition is not necessary.

A condition is recommended to ensure that large-scale details of the replacement windows are provided for approval, to ensure that the harm to overall special interest of the Protected Building is mitigated.

3 - General material considerations set out in the General Provisions Ordinance.

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 considered in the assessment of this application. Where relevant the issues are considered in section 2 above.

4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).

The proposal would have no impact on Trees or Monuments or on SSS's.

Date: 15/12/2025

