

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: Subdivide dwelling and change of use of self-catering units to create 5 dwellings, erect 1½ storey extension to east elevation, demolish and rebuild chimneys, internal and fenestration alterations, demolish outbuilding B (Protected Building).

LOCATION: La Brigade Farm, La Brigade, St. Andrew.

APPLICANT: Messenger West Ltd

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: 09/10/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 11/09/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: DRP Architecture: 3113 SK-01B, SK-02C, SK-03B, SK-04A, SK-05B, SC-01A

Application Ref: FULL/2025/1343

Property Ref: K005570000

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, large scale drawings (1:20 elevations; 1:5 sections) of all new and replacement doors and windows shall be submitted for the written agreement of the Authority. The work shall be carried out only in accordance with the approved details.

Reason - To ensure that the proposals do not have any adverse impact on the special interest of the Protected Building.

5.Prior to installation, the location and appearance of all new vents and extractors shall be agreed in writing by the Authority. The work shall be carried out only in accordance with the approved details.

Reason - To ensure that the proposals do not have any adverse impact on the special interest of the Protected Building.

6. All leadwork shall be installed in accordance with LSA instructions.

Reason - To ensure that the proposals do not have any adverse impact on the special interest of the Protected Building.

7.The stone to be used in the construction of the new works hereby permitted shall match as closely as possible the type, colour, texture, method of bonding and pointing of the existing stone.

Reason - To secure the satisfactory appearance of the completed development.

Expiry Date: This permission will cease to have effect on 08/10/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

Your attention is drawn to the Animal Welfare (Guernsey) Ordinance 2012 and the local Strategy for Nature, and the need to comply with their provisions. The existing building may be used by bats or other wildlife for roosting and nesting. It is advised that measures may therefore need to be taken (including a preliminary survey, consideration of the timing of the works and provision to support wildlife in the long term incorporated into the development) to ensure that protected species are not impacted by the works. It is recommended that you contact La Société Guernesiale for advice or to arrange a survey. La Société can be contacted on 07781 166924 or email info@societe.org.gg.

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/2025/1343
Property Ref: K005570000
Valid date: 11/09/2025
Location: La Brigade Farm La Brigade St. Andrew Guernsey GY6 8RQ
Proposal: Subdivide dwelling and change of use of self-catering units to create 5 dwellings, erect 1½ storey extension to east elevation, demolish and rebuild chimneys, internal and fenestration alterations, demolish outbuilding B (Protected Building).

Applicant: Messenger West Ltd

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.

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Reason - To ensure that the proposals do not have any adverse impact on the special interest of the Protected Building.

5. Prior to installation, the location and appearance of all new vents and extractors shall be agreed in writing by the Authority. The work shall be carried out only in accordance with the approved details.

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7. The stone to be used in the construction of the new works hereby permitted shall match as closely as possible the type, colour, texture, method of bonding and pointing of the existing stone.

Reason - To secure the satisfactory appearance of the completed development.

INFORMATIVES

Your attention is drawn to the Animal Welfare (Guernsey) Ordinance 2012 and the local Strategy for Nature, and the need to comply with their provisions. The existing building may be used by bats or other wildlife for roosting and nesting. It is advised that measures may therefore need to be taken (including a preliminary survey, consideration of the timing of the works and provision to support wildlife in the long term incorporated into the development) to ensure that protected species are not impacted by the works. It is recommended that you contact La Société Guernesiaise for advice or to arrange a survey. La Société can be contacted on 07781 166924 or email info@societe.org.gg.

OFFICER'S REPORT

Brief Description of the site:

The site is situated Outside of the Centres and within an Agriculture Priority Area (APA).

The whole of the exterior of the main building and barn together with the roof structure and machinery of the south part of the west wing are protected. The single storey east extension, the rest of the interior of the main house and barn, other outbuildings and the pigsties are not protected.

The application relates to the subdivision of the existing dwelling and change of use of self-catering units to create 5 dwellings and to erect a one and a half-storey extension to east elevation. Associated works include the demolition and rebuilding of chimneys, internal works, changes to fenestration and to demolish outbuilding B.

The description of development originally excluded reference to the self-catering units and the associated works, as per the 2022 application and so the description of development has been amended accordingly.

Relevant History:

FULL/2022/0615 – Subdivide dwelling and change of use of self-catering units to create 5 dwellings, erect 1½ storey extension to east elevation, demolish and rebuild chimneys, internal and fenestration alterations, demolish outbuilding B (Protected Building) – granted. Expired 22/08/2025

FULL/2021/1160 - Change of use of one unit of self-catering tourist accommodation (Use Class 8) to part of existing residential dwelling (Use Class 1) (Protected Building). Granted 11/08/2021

06/03/95 - Refusal for change of use of two self-catering units to two residential units – units do not lend themselves to permanent residential use, having no separate curtilages and being closely related in physical and functional terms with adjoining guest house, within a complex given over to tourist use.

1982 - Permit for conversion of barns into two self-catering units, to be operated in conjunction with the guesthouse as one tourist entity.

1989 - Change of use of wing of guest house to further self-catering unit.

Note – there have been a number of recent applications relating to the detached barn on the site however as these are not relevant to this building and case they are not listed individually.

Existing Use(s):

Residential Use Class 1 – Dwelling house

Visitor Accommodation Use Class 8 – Non-serviced visitor accommodation

Agricultural use class 28 - Agricultural land

Assessment: *(Tick as appropriate)*

no representation	☒	visual amenity acceptable	☒
accords with policy	☒	no material neighbour impact	☒
within curtilage	☒	traffic not affected	☒
design acceptable	☒		

Representation:

La Societe Guernesiaise commented on the 2022 scheme:

In respect of this application, we would like to highlight that buildings of this type can be used by roosting bats and nesting birds. This likelihood can increase when the property is located within a variable landscape with habitats such as large gardens, farmland or woodland nearby.

We would recommend that the buildings be fully inspected for current or recent use by bats or other wildlife by a suitably qualified person prior to any demolition or building works. This would reduce the risk of disturbing or destroying animals which are protected under the Animal Welfare Ordinance 2012. We would also recommend that measures to support roosting bats and nesting birds be included within the development proposals.

We would request that, if this application is approved, an informative note be added regarding the Animal Welfare (Guernsey) Ordinance, 2012 to address the matter of buildings being used by bats and other wildlife for roosting/nesting.

Policies considered most relevant:

Island Development Plan Policies:

OC8(C) – Visitor Accommodation Outside of the Centres – Change of Use

GP5 - Protected Buildings

GP8: Design

GP9: Sustainable Development

IP6: Transport infrastructure and support facilities

IP7: Private and Communal Car Parking

IP9: Highway Safety, Accessibility and Capacity

Change of Use of Visitor Accommodation Supplementary Planning Guidance (SPG)

Conclusion/Brief comment:

The previous permission for the same proposals has recently lapsed and the current application seeks to reapply for the same scheme. There have been no changes in the site or significant changes to its surroundings nor changes to the policies against which an application would be considered.

Change of use of visitor accommodation

The site is one where the Committee *for* Economic Development has advised that it raises no objection to the loss of these units given the minimal impact that this would have on the overall visitor accommodation sector. A Policy Letter including an exemption relating to the change of use from visitor accommodation on specified sites including this one to residential use within use classes 1 to 4 was approved by the States in December 2021. Change of use of one unit of self-catering tourist accommodation (Use Class 8) to part of existing residential dwelling (Use Class 1) was granted as a minor departure on 11/08/2021. In the light of these exceptional circumstances, it is considered that the loss of the visitor accommodation can be accepted as a minor departure in this instance.

Design and amenity

The proposal would respect the character of the area and represents good design. The proposed units offer a good standard of amenity in accordance with Policy GP8.

Due to the location of the site there would be no impact on the amenities of residential neighbours.

Policy IP7 relates to private car parking and off-road parking is proposed to serve each unit of accommodation. This is considered satisfactory in this Outside of Centres location having regard to Policy IP7 and the adopted Parking Standards SPG.

Effect on protected building

The scheme indicates that various existing windows are to be retained/repared with PVCu units to be replaced in timber which represents a positive effect on overall special interest. Other windows are modern/have been altered and are of low value and so are negative or neutral to the special interest of the protected building. The scheme also incorporates the replacement of a window with a door and a door with a window which would represent a reasonable aspiration of the property owner. In all cases, a condition relating to details of the replacement window/door is

appropriate. Not all the units were included on the submitted details and there have been no changes/additional drawings submitted with this application.

Subject to conditions, replacement of the (non-protected) extension to the east gable, removal of the brick lean-to, rebuild of the chimneys, stripping of the slate roof and reinstating of those slates and alterations to parking/landscaping would all have a minimal adverse effect on the overall special interest and are reasonable aspirations which outweigh that harm. No objections are raised to these elements of the proposal.

Outbuilding B is a poor-quality modern addition to the building group, is not Protected and there is no objection to its demolition as proposed.

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.

Given that the IDP remains in force and there have been no material changes since the 2022 application the conclusions in this case remain unchanged and it is recommended permission is granted.

Recommendation:

Grant with Conditions



Date: 08/10/2025