

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, install replacement lintels to windows and doors, repoint and internal alterations to north of outbuilding. (Protected Building).

LOCATION: Les Islets Farm, Rue Des Vinaires, St. Pierre Du Bois.

APPLICANT: Mrs Martel

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: 30/01/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 03/10/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: DRP Architecture: 3386-DR-001, -100 & -300 and letter dated 18/12/2025

Application Ref: FULL/2025/1579

Property Ref: F000340000

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. The A-frame identified in DRP letter Dated 18/12/2026 shall be reinstated in its original location prior to the installation of the replacement roof covering hereby approved.

Reason - To ensure that such material, which contributes to the special interest of the protected building, is reinstated to the protected building. Thus the Authority is complying with its statutory duties under Section 34 of the Law.

5. Prior to the commencement of any repointing work details of the proposed lime:sand mix shall be submitted to and agreed in writing by the Authority. The works shall be carried out only in accordance with the agreed details.

Reason - To conserve the special interest of the protected building.

Expiry Date: This permission will cease to have effect on 29/01/2029 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/2025/1579
Property Ref: F000340000
Valid date: 03/10/2025
Location: Les Islets Farm Rue Des Vinaires St. Pierre Du Bois Guernsey
Proposal: Install replacement roof, install replacement lintels to windows and doors, repoint and internal alterations to north of outbuilding. (Protected Building).

Applicant: Mrs Martel

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. The A-frame identified in DRP letter Dated 18/12/2026 shall be reinstated in its original location prior to the installation of the replacement roof covering hereby approved.

Reason - To ensure that such material, which contributes to the special interest of the protected building, is reinstated to the protected building. Thus the Authority is complying with its statutory duties under Section 34 of the Law.

5. Prior to the commencement of any repointing work details of the proposed lime:sand mix shall be submitted to and agreed in writing by the Authority. The works shall be carried out only in accordance with the agreed details.

Reason - To conserve the special interest of the protected building.

OFFICER'S REPORT

Brief Description of the site:

Les Islets Farm, Rue Des Vinaires is a detached property located on the corner of Rue Des Vinaires and Route Des Paysans and with a gable wall onto the road and a lean-to vinehouse to the south. Access is via Route Des Paysans where a yard area exists to the north of the property, with two detached outbuildings to the north and west of the main house. The remnants of a glasshouse exists beyond these outbuildings to the north.

The site is located Outside of the Centres and within the Agriculture Priority Area as designated in the Island Development Plan. The whole of Les Islets and the barns, outbuildings and roadside walls are protected.

Relevant History:

None.

Existing Use(s):

01 dwellinghouse
28 agriculture

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:

GP5: Protected Buildings

GP8: Design

GP9: Sustainable Development

GP13: Householder development

Conclusion/Brief comment:

The application has been accompanied by a supporting letter that sets out that the building is currently structurally unsound and requires urgent intervention. A Structural Engineer's Report accompanies the submission and states "the condition of the timbers throughout the roof structure was found to be very poor and beyond repair. A new roof is required to replace the existing completely".

The application relates to the replacement roof, replacement lintels above windows and doors along with repointing works and internal alterations to the outbuilding north of the main building.

The roof covering was stripped in the summer of 2025 which showed a mix of historic and modern timbers, the vast majority of which were in poor condition and so unsalvageable. The works were carried out without permission and in that regard this application is retrospective. The entire roof structure is proposed to be removed, including the A-frames, to be replaced with a new roof structure and roof covering although the drawings do not show the replacement of the A-frames. The A-frames appeared to be historic and in reasonable condition although likely not capable of achieving modern structural function. As such it does not mean that they cannot be retained in a non-structural capacity. The additional information provided during the course of the application set out that an A frame had been retained however, unless it is reinstated in its original position its value to the barn, in terms of GP5 and the Law, would be minimal. It is reasonable therefore to require this retained A Frame to be reinstated in a non-structural capacity in the interests of the special interest of the protected building.

The submission outlines that the first floor is in poor condition and cannot be used structurally and the same justification is provided for the removal and replacement of lintels of existing window and door openings. The scheme also proposes to lower the ground floor level which is bear earth without historic fabric or features. These works are acceptable without undue adverse effects on the special interest of the building.

The scheme also highlights the need to repair cracking in the north gable along with re-pointing of this wall. These works would often represent exempt works under Class 5 of the Exemptions Ordinance however the method of repairs to the wall is

not specified (e.g. a lime-based mix for re-pointing) and so it is not possible to establish whether these works are exempt.

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.

In view of the above and subject to conditions it is recommended permission is granted.

Recommendation:

Grant with Conditions



Date: 28/01/2026