

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 glasshouse, erect single storey extension, install rooflights and hardstanding to south (rear) elevation, alterations to dormer window to north (front) elevation and internal and fenestration alterations and associated works (Protected Building).

LOCATION: Les Marais, Ruelle Du Val De Haut, St. Pierre Du Bois.

APPLICANT: Mr C Croft

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: 25/02/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 05/12/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Matt's Architectural Technology Ltd: 24-327-04C, 05C, 06B, 07B

Application Ref: FULL/2025/1913

Property Ref: F005410000

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. Please note this is one condition with multiple sub-sections:

(i) No development shall commence on site (including demolition and site works) until there has been submitted to and approved in writing by the Authority:

(a) A desktop study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Land Contamination Risk Management (LCRM) and BS10175:2001+A2:2017 - Investigation of Potentially Contaminated Sites - Code of Practice;

and unless otherwise agreed in writing by the Authority,

(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175;

and, unless otherwise agreed in writing by the Authority,

(c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

(ii) If determined to be required the development hereby permitted shall not be occupied or brought into use until there has been submitted to the Authority verification by a competent person approved under the provisions of subsection (i)(c) of this condition that any remediation scheme required and approved under the provisions of subsection (i)(c) of this condition has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Authority in advance of implementation).

Unless otherwise agreed in writing by the Authority such verification shall comprise:

- a. as built drawings of the implemented scheme;
- b. photographs of the remediation works in progress;
- c. certificates demonstrating that imported and/or material left in situ is free from contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under subsection (i)(c) of this condition.

Reason - To make sure that the site, when developed is free from contamination, in the interests of public health and safety.

5. No development, including site works, shall begin on site until such time as the routes of new drains have been agreed in writing by the Authority.

Reason - To make sure that the site can be drained in a satisfactory way in the interests of the special interest of the protected building.

6. This permission does not confer any consent for door labelled FFD-01 on the approved plans (24-327-06B) to be removed and replaced.

Reason - For the avoidance of doubt. This door has been assessed as being capable of repair and retention, contributing to the overall special interest of the protected building.

7. Prior to removal of any of the existing windows and doors, large-scale drawings (1:20 elevations; 1:5 sections) of all new and replacement internal and external doors and windows shall be submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

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

8. Prior to any work in connection therewith, large-scale drawings (1:10 elevations) of the new staircases in the west and middle buildings shall be submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

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

9. Prior to the commencement of any work in connection therewith details of the location and external appearance of all new vents and extractors shall be agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

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

10. The rooflights hereby approved shall be installed flush with the host roof plane and those on the roofs of the existing building shall be positioned between existing roof timbers.

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

11. Prior to the commencement of any work in connection with the approved extension, large-scale drawings (1:5 sections) of the junction between new and existing buildings and the openings of the latter shall be submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

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

12. Notwithstanding the details submitted, prior to installation, a specification or sample of the proposed external cladding materials of the extensions, which shall be of timber and not composite timber-effect materials, 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 - The use of composite cladding would not conserve the special interest of the protected building and details are required to ensure that the approved development is of a high standard of design to preserve the special interest of Les Marais.

13. Prior to the commencement of any work in connection therewith, a specification or sample of all proposed paving, including for the parking areas, shall be submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - To conserve the setting and special interest of the protected building and in the interests of visual amenity.

14. The exposed stonework of Unit 2 shall be re-pointed using a suitable lime:sand mortar.

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

Expiry Date: This permission will cease to have effect on 24/02/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

With reference to condition 4 a desktop study shall be the very minimum standard accepted.

Pending the results of the desktop study, the applicant may have to satisfy the requirements of criteria (b) and (c) of that condition, however, this will all be confirmed in writing.

The phased risk assessment should be carried out also in accordance with the procedural guidance and UK policy.

The site is known to be or suspected to be contaminated. Please be aware that the responsibility for the safe development and secure occupancy of the site rests with the developer.

It is strongly recommended that in submitting details in accordance with the above condition that the applicant has reference to Land Contamination risk management available at <https://www.gov.uk/guidance/land-contamination-risk-management>.

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/2025/1913
Property Ref: F005410000
Valid date: 05/12/2025
Location: Les Marais Ruelle Du Val De Haut St. Pierre Du Bois Guernsey
GY7 9LB
Proposal: Demolish glasshouse, erect single storey extension, install
rooflights and hardstanding to south (rear) elevation,
alterations to dormer window to north (front) elevation and
internal and fenestration alterations and associated works
(Protected Building).
Applicant: Mr C Croft

RECOMMENDATION - Grant: Planning Permission with Conditions:

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INFORMATIVES

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The site is known to be or suspected to be contaminated. Please be aware that the responsibility for the safe development and secure occupancy of the site rests with the developer.

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OFFICER'S REPORT

Brief Description of the site:

Les Marais is a linear building situated to the south of Rue Du Val. A number of residential properties are situated to the north of the road. The site frontage is open

and hardsurfaced and a detached garage is situated to the west of the site and a second vehicular access to the side/rear of the site to the east. There are no defining boundaries between the domestic garden associated with the property and the agricultural land surrounding it.

The property comprises a one and a half-storey cottage in the centre, with decorative dormers to the slate roof with two-storey buildings to either side. The property has a painted exterior and a mix of casement and sash timber windows. The building attached to the east of the one and a half-storey cottage is more agricultural in its appearance given the multiple door openings in the front elevation. A lean-to glasshouse exists across the rear of the property, which varies in depth and which has clearly been altered and reinforced over time (partial Perspex roof and concrete block elements of wall).

The site is located Outside of the Centres as designated in the Island Development Plan and the land to the south and east of the existing curtilage forms part of an Area of Biodiversity Importance. The property, both inside and out, is a protected building

Relevant History:

Domestic curtilage defined in 2024 – CURT/2024/1114

FULL/2024/1988 - Subdivide, extend and alter existing dwelling to create 3 dwellings and associated works (Protected Building) – refused
1/3 Scale of extension proposed which is not modest
2 Loss of features that contribute to the special interest of the protected building

FULL/2025/0922 - Subdivide, extend and alter existing dwelling to create 3 dwellings and associated works (Protected Building) (Revised scheme) refused
1 modest extension
2 Loss of features that contribute to the special interest of the protected building

Existing Use(s):

01 dwellinghouse
28 agriculture

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:

GP5: Protected Buildings

GP8: Design

GP9: Sustainable Development

GP13: Householder development

Consultation:

Office of Environmental Health and Pollution Regulation - The statement of significance document identifies the historic greenhouses on the site along with the current lean-to greenhouse. As such, I have concerns for land contamination from these greenhouses, including heavy metal contamination specifically, but not limited to, lead and also pesticides. Historic records also indicate these greenhouses were heated and thus I would also have concerns for hydrocarbon contamination. I recommend the Planning Authority apply a full contaminated land condition to any permission granted.

Conclusion/Brief comment:

It is a requirement under the Land Planning and Development (Guernsey) Law, 2005, when considering applications affecting protected buildings, to secure so far as possible that the special historic, architectural, traditional or other special characteristics (including setting) are preserved.

The application relates to the removal of the existing lean-to glasshouse and the erection of a single-storey mono-pitched roof extension across the rear of the property. The roof height of the extension is shown to vary given the varied height of different elements of the existing dwelling, Les Marais. The extension is indicated to have a composite clad exterior and a zinc roof covering. Rooflights are proposed to the rear roofslope of the property, replacement windows are proposed along with repair works to an existing decorative dormer to the front and internal alterations to the protected building.

The application has been accompanied by a statement of significance which gives a brief history of the site, a description of the buildings and the 'significant features'. The Planning Service affords greater value to the fabric and features of the rear and gable elevations and to the form, if not the fabric, of the vinehouses. The Statement of Significance was not been updated to reflect the changes made during the course of the application.

The middle staircase is considered by the Planning Service to likely date from the 19th Century but has modern balusters and handrail. The statement also affords no interest to the interior of the building but this conflicts with the plan form, fabric and features identified on site including staircases, ceiling joists, a fireplace, evidence of a former chimney hood and a lintel. A letter of justification accompanies this

submission and includes a window and door schedule which covers only the windows and doors to be replaced but which does not accord with the schedule.

The following works comply with Policy GP5: Protected Buildings:

West building

- Create two new window openings (north elevation of west building)
- Replace staircase further south, insert partitions, alter doorways, insert first floor over void, replace ground floor and line north and west walls at ground floor level and north, south and west walls at first floor level

Middle building

- insert partitions, alter roof structure, line north wall at ground floor level and south wall at first floor level along with the roof

East building

- Install staircase, partitions, first floor and ceiling structures, line north and east walls at ground floor level and north, south and east walls at first floor level (including covering niche), line roof and raise level of ground floor and replace in concrete

Other works

- Bike stores, EV points and ASHPs
- Replace existing and install additional rooflights to rear roofslope
- Remove render (paint and slurry) of middle building and leave stone exposed
- Install bargeboard and finial to middle dormer, front elevation
- Earthbank/hedge, parking areas and paths and installation of a five bar gate
- Replace downpipes and reposition from gables to front and rear elevations
- Replacement of the window and door units as proposed (also complies with CN11) – this is subject to conditions relating to details of all replacements and particularly GFD-02 and GFD-03 where concerns exist relating to the design proposed
- Changes to openings through the south wall

To remove and reposition the staircase in the middle building (19th Century staircase) would have an effect on the overall special interest of the protected building because it would affect the plan form and features of the building of special interest. The application was deferred in order to seek further information regarding this and other aspects of the development. Clarification was provided regarding the extent and effect of this and other alterations was provided and it is also noted that this proposal would see the building brought back into use. Overall therefore, the replacement staircase as indicated would be a reasonable aspiration of the property owner that outweigh the harm (subject to details) in accordance with Policy GP5.

The amended information confirms that Door FFD-01 will be retained and repaired as a feature of the building that makes a positive contribution to the overall special

interest. It is noted however that the drawings have not been amended to reflect this and a condition regarding this matter will need to be included.

The principle of removing the lean-to vinehouse is supported but the form and appearance of the glasshouses are important. The works represent the partial demolition of a protected building but it is acknowledged that the west vinehouse is a modern replacement and the east, although likely original, is now clad with corrugated sheets and in poor condition. A lean-to extension is proposed and this scheme, in terms of its roof form and scale represents the reasonable aspiration of the property owner that outweighs harm to the protected building, despite the proposed changes to the window openings elevating the impact. In this regard the scheme complies with Policy GP5. The drawings indicate the use of composite timber effect vertical wall cladding and the use of grey coloured zinc for the lean-to roof and anthracite windows, doors and rainwater goods. As per the previous applications where composite cladding was proposed concerns exist regarding this approach on this protected building. This matter can however, be satisfactorily addressed through a planning condition which would preclude the use of composite cladding and required an alternative to be agreed by the Planning Service in order to preserve the special interest of the protected building.

The proposed extension and other works would not result in harm to the amenities of occupiers of adjoining dwellings in terms of overshadowing or overlooking.

Although the development falls within the recognised curtilage of Les Marais the removal and replacement of the lean-to vinehouse with an extension would result in the disturbance of land/breaking of ground when considering the matter of land contamination. It is reasonable therefore, to require the full contaminated land condition to be imposed as recommended by the Office of Environmental Health and Pollution Regulation. A copy of the OEHPR consultation response will be sent with the application decision which also makes reference to unknown/unidentified contaminants. Ultimately, the onus is on the owner/developer to ensure that such matters are appropriately and satisfactorily addressed and mitigated.

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



Date: 25/02/2026