

THE LAND PLANNING AND DEVELOPMENT (GUERNSEY) LAW, 2005

AND SECTION 19 OF THE LAND PLANNING AND DEVELOPMENT (GENERAL PROVISIONS) ORDINANCE, 2007

NOTIFICATION OF REFUSAL OF PLANNING PERMISSION

PROPOSALS: Demolish chimney to east elevation, demolish and rebuild dormer windows, install replacement roof covering, fenestration and internal alterations (Protected Building) (Retrospective).

LOCATION: Maison Hougue Jehannet, La Hougue Jehannet, Vale.

APPLICANT: JAJ Properties Limited

I refer to the application referred to below received as valid on 20/02/2026 regarding the above proposals as described more fully in the application and drawings referred to below.

Date of refusal of permission: 06/05/2026

Drawing Nos: Naftel Associates - A250201 P6, P7, P8, P9, P10, P11, P12, P13, P14, PD10, PD20, PD21

Application Ref: FULL/2026/0250

Property Ref: C006830000

The Development & Planning Authority has decided to refuse your application under the provisions of section 16 of the Land Planning and Development (Guernsey) Law, 2005 for the following reasons:-

1. Although some aspects of the proposed, retrospective works, are acceptable, the wholesale replacement of windows and doors with units of the appearance and material proposed has had an adverse effect on the overall special interest of the protected building which is not outweighed by the reasonable aspirations of the owner. Policy GP5 and CN11 are not met.

Similarly, alterations to the front dormer windows, which includes the permanent removal of decorative timber elements (including finials and bargeboards) has had a large/very large adverse effect on the overall special interest of the protected building, and the permanent removal of the easternmost chimney has had a moderate/large adverse effect on the overall special interest of the protected building. The harm is not outweighed by the reasonable aspirations of the owner and so Policy GP5 is not met.

OTHER REMARKS:-**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, against a decision to refuse an application for planning permission or outline planning permission to the Planning Tribunal on the merits. 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.

Copy of representations made

In reaching this decision the Development & Planning 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 to the Authority under section 11 will be included with this decision in accordance with section 19 of the Ordinance.

A J ROWLES

Director of Planning
Planning Service



PLANNING APPLICATION REPORT

Application No: FULL/2026/0250
Property Ref: C006830000
Valid date: 20/02/2026
Location: Maison Hougue Jehannet La Hougue Jehannet Vale Guernsey
GY3 5UF
Proposal: Demolish chimney to east elevation, demolish and rebuild
dormer windows, install replacement roof covering,
fenestration and internal alterations (Protected Building)
(Retrospective).
Applicant: JAJ Properties Limited

RECOMMENDATION - Refusal with Reasons:

REASONS FOR REFUSAL

1. Although some aspects of the proposed, retrospective works, are acceptable, the wholesale replacement of windows and doors with units of the appearance and material proposed has had an adverse effect on the overall special interest of the protected building which is not outweighed by the reasonable aspirations of the owner. Policy GP5 and CN11 are not met.

Similarly, alterations to the front dormer windows, which includes the permanent removal of decorative timber elements (including finials and bargeboards) has had a large/very large adverse effect on the overall special interest of the protected building, and the permanent removal of the easternmost chimney has had a moderate/large adverse effect on the overall special interest of the protected building. The harm is not outweighed by the reasonable aspirations of the owner and so Policy GP5 is not met.

OFFICER'S REPORT

Site Description:

Maison Hougue Jehannet, La Hougue Jehannet is situated to the west of the road, gable end to the highway and facing south across its own amenity space. It is a two-storey property with painted exterior, decorative granite feature around the front door and sash windows to the front elevation. Two dormers and a captain's dormer are also located in the front roofslope. Off-road parking is situated to the rear/north of the property.

The site is in a Main Centre as designated in the Island Development Plan. The property is a Protected Building. The whole building and the boundary walls are protected.

Relevant History:

N/A

Existing Use(s):

02 Flats

Brief Description of Development:

The application relates to the demolition of a chimney to the east elevation along with the rebuilding of dormer windows and alterations to fenestration, the replacement of the roof covering and internal works. The application is retrospective

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

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

Representations:

N/A

Consultations:

N/A

Summary of Issues:

The significant issue in the determination of this application is the impact of the proposal on the special interest of the Protected Building.

Assessment against:

- 1 - Purposes of the law.**
- 2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.**
- 3 - General material considerations set out in the General Provisions Ordinance.**
- 4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).**

The policy relevant to the assessment of the application in relation to the protected building is Policy GP5 (Protected Buildings). Conservation Advice Note 11 (CN11) – 'Windows and Doors in Protected Buildings' is also relevant to the assessment. Policy GP8 (Design) requires development to achieve a 'high' standard of design where it directly affects a protected building, or its setting.

Policy GP5 (protected buildings) states that proposals to extend or alter a protected building will be supported where the development does not have an adverse effect on the special interest of the protected building or its setting. Furthermore, 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 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, using the matrix on page 16 of BS 7913:2013.

The existing purple slate roof is of a high value to the Protected Building and the replacement of the roof as proposed would have a moderate impact, the resultant effect on the overall special interest of the Protected Building being moderate to large.

The submission indicates damage to the roof, but not that the slates were not capable of reuse. Usual practice would have been to salvage the historic slates for re-use on the prominent parts of the roof, however this was not undertaken and there is no way to prove this was not possible. As the change in material would have been acceptable had the existing slates not been capable of reuse, this can be considered a reasonable aspiration that outweighs the harm.

The existing rear cat slide dormer is of a medium value to the Protected Building and the works to alter the structure and cladding would have a minor impact, the resultant effect on the special interest being slight. Similarly, the flat roof dormers are of a low value, and the proposed works would have a moderate impact, with the resulting effect on the special interest being slight. Therefore, despite increases in the thickness of the roofs of the flat dormers, the works are a reasonable aspiration that outweighs the harm. This is notwithstanding alterations to windows which are dealt with elsewhere in this report

The existing front dormers have decorative detailing, which is proposed to be removed, along with alterations to their structure and cladding. The detailing is of a high value to the Protected Building, and the loss of this detailing would have a major impact and a large to very large resultant effect on the special interest of the Protected Building.

The reason for the alterations to structure and cladding is appreciated but the permanent removal of the decorative timber elements (including finials and bargeboards) means that the harm of this alteration outweighs the reasonable aspirations of the owner. These elements may have been poor in condition but not reinstating them has had a detrimental effect on the overall special interest of the protected building which is contrary to Policy GP5.

The chimney to the eastern elevation is also proposed to be removed, this has a medium value and the removal would have a major impact and a moderate to large effect on the special interest of the Protected Building. The chimney was removed as

the supports were found to be damaged and unstable, and this results in harm which is not outweighed by the reasonable aspirations of the owner.

The proposed retrospective works also include the replacement of all the windows and external doors with PVCu windows and doors to improve thermal performance and air tightness. The information submitted suggests that the ground and first floor windows had already been changed to PVCu and so the second-floor windows were chosen to match the pre-installed style.

However, when photographs were taken of the building in April 2024, the windows of the front elevation were the same as those shown in photographs of 2018, at which time only a single PVCu window (WF07) was present in the south façade. The same is true of the north and east elevations. This demonstrates that windows and doors were replaced between 23/04/2024 and 14/10/25 with PVCu units (all windows and doors thereby differing in material and/or pane configuration).

These alterations to the windows were undertaken without planning permission and, according to the current owner, prior to purchasing the building. No Immunity Certificate was obtained, and the replacement units remain unauthorised. In assessing the current proposal, the starting point is the position before the unauthorised alterations were made.

An assessment has been made to consider each existing and proposed replacement window and concludes that the material and appearance of the replacement units does not meet the requirements of Policy GP5 or the guidance contained in CN11. Even where windows had previously been replaced in PVCu or aluminium, the appearance of the replacements is not acceptable. Problems with the appearance of the windows amount, in particular, to the large panes, the proportions of the panes and to the visible trickle vents. The doors are modern in style and do not reflect the traditional appearance required in such a building. Improvements in thermal performance could have been achieved using timber rather than PVCu.

The replacement windows do not represent development which would constitute the reasonable aspiration of the property owner where this would outweigh the harm to the overall special interest of the building that would result from the works. The replacement of these windows as proposed would not therefore, comply with the aims of Policy GP5 or the guidance contained in CN11.

The proposed internal works undertaken by this owner appear to comprise cosmetic works such as repainting and recarpeting, however, the proposal states that internal alterations have taken place under the previous owners.

In summary, although some aspects of the proposed, retrospective works, are acceptable, the wholesale replacement of windows and doors with units of the appearance and material proposed has had an adverse effect on the overall special interest of the protected building which is not outweighed by the reasonable aspirations of the owner. Policy GP5 and CN11 are not met.

As proposed, alterations to the front dormer windows, which includes the permanent removal of decorative timber elements (including finials and bargeboards) has had a large/very large adverse effect on the overall special interest of the protected building which is not outweighed by the reasonable aspirations of the owner and so Policy GP5 is not met.

As proposed, permanent removal of the easternmost chimney has had a moderate/large adverse effect on the overall special interest of the protected building which is not outweighed by the reasonable aspirations of the owner. Again, Policy GP5 is not met.

The application is contrary to IDP Policy GP5 and the relevant statutory duties set out in the Land Planning and Development (Guernsey) Law, 2005 concerning Protected Buildings. It is therefore recommended that the application be refused.

Other matters

The application also refers to the installation of an SVP to the rear elevation and the replacement of the upper section would be exempt work under class 5. However, the reference to the front SVP is not clear, it is not evident in the photos, or shown on the proposed plans and so is assumed to be new in which case additional information is required and the front elevation should be avoided. New ducted cabling and pipework appears to have been installed to the front elevation of the building which was not apparent in the April 2024 images. Additional information regarding this would be required and positioning on the front elevation should be avoided.

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

In addition to the consideration of policy issues, Section 13 of the Land Planning and Development (General Provisions) Ordinance, 2007 identifies other material planning considerations which could be relevant. These include; the appropriateness of the development in relation to its surroundings in terms of design, layout, scale, siting and materials; the likely effect on the character and amenity of the locality; any possible fall-back position by way of extant planning permissions or exempt development; the likely effect on the reasonable enjoyment of neighbouring properties. These issues where relevant are considered above.

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

The proposal would have no adverse impact on protected trees or sites.

Date: 29/04/2026