

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: Remove WWII gun position / post-war water tank, install replacement roof covering, reinstate 1st floor windows to north elevation of outbuilding (long barn) and install replacement fenestration to outbuilding (lower workshop) (Protected Building) (part retrospective).

LOCATION: Les Vardes Farm, Route De Port Grat, St. Sampson.

APPLICANT: Mr & Mrs P Stenner

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: 23/10/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 23/06/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: 2315/LW1 (location plan and block plan) LW1 (workshop plans), LW2, LW3 & 2415 LB/PD2

Application Ref: FULL/2026/1020

Property Ref: B019640000

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.

Expiry Date: This permission will cease to have effect on 22/10/2029 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/2026/1020
Property Ref: B019640000
Valid date: 23/06/2026
Location: Les Vardes Farm Route De Port Grat St. Sampson Guernsey GY2 4TB
Proposal: Remove WWII gun position / post-war water tank, install replacement roof covering, reinstate 1st floor windows to north elevation of outbuilding (long barn) and install replacement fenestration to outbuilding (lower workshop) (Protected Building) (part retrospective).
Applicant: Mr & Mrs P Stenner

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.

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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.

OFFICER'S REPORT

Site Description:

The site is located Outside of the Centres and within the Agriculture Priority Area as designated in the Island Development Plan.

The exterior of the house and the exterior of the outbuildings, attached to the house and detached, together with the circular trough, the monolithic gate posts, the roadside and garden walls are Protected. The south wing, the west wings and the lean-to glasshouse/shed and the glasshouse are excluded from the listing.

Relevant History:

FULL/2024/1499 - Demolish and rebuild chimneys, install replacement roof covering, demolish chimney, install replacement roof to extension to south-west elevation of main dwelling. Install replacement roof to north elevation of outbuilding (known as the dairy) to the north of the main house. Repair and repoint outbuildings and garden walls (Protected Building) (part retrospective) - granted

As originally submitted the scheme also included works to the Longstore, the removal of the roof, but without replacement as part of the current scheme. Following correspondence with the agent in this case it has been confirmed that this aspect of the development has been omitted from the application.

Existing Use(s):

01 dwellinghouse

Brief Description of Development:

The application relates to works to:

- Long barn: remove WWII gun position/ post-war water tank and extend roof to cover that area
- Long barn: replace roof structure and cladding using clay pan-tiles (previously a mix of clay pan-tiles, roman pan-tiles and asbestos sheet)
- Long barn: re-open blocked first floor windows and install new units (north)
- Workshop: replace 3 windows and a door (southwest & northwest) - retrospective

A covering letter accompanies the submission and incorporates a Statement of Significance. The submission highlights the deterioration of the roof of the Long barn, particularly during recent winters and the storms that occurred. It was during the course of re-pointing works to the Long barn that two first floor window openings were reopened and it is anticipated that future application(s) will seek to bring the building back into active use so the windows will offer natural light and ventilation. The submission sets out that distance between properties means that these works would not result in adverse overlooking or other amenity impacts. The submission does include a request for a minor departure from any area of the Island Development Plan if considered necessary.

The application has been accompanied by a window schedule associated with the workshop. Although this is insufficient Planning Service photos covers the deficit in this instance and it was not deemed reasonable to require the application to be deferred on these grounds.

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

GP5: Protected Buildings

GP8: Design

GP9: Sustainable Development

GP13: Householder Development

Representations:

One letter of representation has been submitted raising the following points:

No objection to:

- the proposed removal of the WWII gun position although it is a shame to see a historic feature removed but the consultation with Festung is encouraged and the content of the Structural Report regarding the risk of collapse is noted
- the plan to restore the Long barn roof which will undoubtedly improve the appearance of the building and prevent further deterioration

Privacy

- The proposal makes no reference to neighbour privacy or any mitigation measures despite the significant impact it could have on Seefeld. Reopening the two north-facing windows in the Long barn would introduce direct views towards Seefeld's garden and rear-facing rooms, creating an intrusive line of sight where none has existed in living memory. Since Seefeld was built in the 1960s, Les Vardes Farm has had no north-facing windows overlooking the property, and the proposal would fundamentally alter the long-established relationship between the two properties, replacing a situation of mutual privacy and visual separation with one of overlooking and reduced amenity. For this reason, it is preferred that the windows remain infilled permanently.

- Restoration of the Long barn roof would create a physical barrier between the CCTV camera and Seefeld, which may help reduce perceptions of overlooking from the site.
- The south-facing side of Seefeld already feels substantially less private than it did previously, and this perception has increased over time as works at Les Vardes Farm have progressed.

WWII structure

- the proposed removal of the WWII gun position although it is a shame to see a historic feature removed but the consultation with Festung is encouraged and the content of the Structural Report regarding the risk of collapse is noted

Other matters

- The works to date are to be commended as the works have been sympathetic and seen the site recover from near dereliction
- It is understood that the applicant intends to convert the Long barn into self-catering cottages to be let on a long-term residential or short-term, holiday let basis to paying guests
- Although the opportunity to comment on the CCTV application has passed, the camera remains relevant to the current concerns. Its elevated position allows views into Seefeld and contributes to a feeling of intrusion. The applicant should provide evidence to the Planning Service that Camera 12 cannot be used to view within the property's boundaries. It had also been hoped, in the interests of neighbourliness, that a less intrusive camera would be installed following completion of the works.

Consultations:

None.

Summary of Issues:

The key issues in this case relate to the impact of the works on the special interest of the protected building, the setting of adjoining protected buildings, the character and appearance of the locality and the effect of the works currently proposed on residential amenity.

Assessment against:

1 - Purposes of the law.

The objectives set out in Section 1(2) of The Land Planning and Development (Guernsey) Law, 2005, 'the Law', have been considered and this report forms part of the assessment, with policy issues set out in Section 2 below.

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

The purposes of the Land Planning and Development (Guernsey) Law, 2005, are to protect and enhance, and to facilitate the sustainable development of, the physical environment of Guernsey.

Section 34 of the Law explains the general functions of authorities in respect of protected buildings. This states that:

It is the duty of any department of the States when exercising its functions under this Law –

- (a) to secure so far as possible that the special historic, architectural, traditional or other special characteristics of buildings listed on the protected buildings list (“protected buildings”) are preserved, and
- (b) in particular, in exercising its functions with respect to a protected building or any other building or land in the vicinity of a protected building, to pay special attention to the desirability of preserving the protected building’s special characteristics **and setting** [emphasis added].

In respect of these statutory duties, the word ‘preserve’ is taken in its ordinary meaning as set out in Chamber’s dictionary, which is ‘to keep safe from harm or loss’.

The purposes of the Law are reflected in the Island Development Plan, the principal aim of which is to help maintain and create a socially inclusive, healthy and economically strong Island, while balancing these objectives with the protection and enhancement of Guernsey’s built and natural environment and the need to use land wisely. Relevant policies will be addressed below in assessing the key issues.

Section 13 to Part IV of The Land Planning and Development (General Provisions) Ordinance, 2007, sets out a number of general material considerations, the following of which are considered to be relevant in this instance:

- (b) the character and quality of the natural and built environment which is likely to be created by the development,
- (c) the appropriateness of the development in relation to its surroundings in terms of its design, layout, scale, siting and the materials to be used,
- (d) the likely effect of the development on the character and amenity of the locality in question,

Section 15 clarifies that the considerations referred to in paragraphs (b) and (c) of section 14 also apply to protected buildings.

Protected Building

Policy GP5 outlines that there is a presumption against the partial demolition of a protected building unless specific policy criteria are met. In this case the partial demolition of the WWII gun position/post-war water tank has been demonstrated as being structurally unsound and technically incapable of repair so complies with criteria a) so GP5 is met.

The following works represent a reasonable aspiration of the property owner that would outweigh harm caused in accordance with Policy GP5:

- Replacement of the Long barn roof structure and roof covering using clay pantiles
- Reopen the blocked first floor window openings in the Long barn and install window units (north elevation)

In relation to the workshop, the existing windows and door are in poor condition. To replace three windows and a door meets CN11 and Policy GP5 of the Island Development Plan.

Neighbour amenity and character of the locality

The works proposed, to alter and replace the roof of the Long barn and to replace windows and a door to the workshop would not result in harm in terms of privacy or overshadowing to any neighbouring property. The public consultation process has highlighted concerns resulting from the re-opening of two former windows, at first floor level, in the north elevation of the Long barn. There is c.20m between the north elevation of the Long barn and the boundary wall with properties fronting Route De Port Grat. The application essentially seeks to restore the Long barn to a wind and watertight structure and so the Planning Service cannot take into consideration any possible future application(s) to redevelop the building. Given that these windows have been infilled for quite some time (and also the site has been vacant for a considerable period) the perceived impact on privacy is understandable however, the distance separation is such that the potential for overlooking would remain within acceptable limits considering the current, ancillary domestic use of the Long barn. The Planning Service cannot prevent the site being brought back into active use which will, inevitably, introduce activity etc. which will alter the relationship between the vacant site and properties fronting the coast road. To try to assess the impact of the windows in terms of some future, unspecified use (without details of internal layout) would be inappropriate. Such an assessment will need to be undertaken at the time such proposals are presented as a formal planning application and having regard to the relevant policies in place at that time.

The comments and concerns raised regarding these proposals are noted but will not result in unacceptable harm to the amenities of any surrounding neighbouring property and comply with Policies GP8 and GP13 of the Island Development Plan.

The works proposed will not result in harm to the character and appearance of the locality, also in accordance with the relevant policies of the IDP.

Other matters

The concerns raised regarding the CCTV cameras installed on the site are noted. However, it should be recognised that, in all other circumstances, the installation of these cameras complied with the relevant planning exemption and would not have required planning permission. Planning permission was only required because the cameras were proposed on a protected building. As such, the planning application was limited to assessing the impact of the development on the protected building and did not address matters relating to residential amenity.

Conclusions

In view of the above it is recommended permission is granted.

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: 22/10/2026

