

Compliance Case No. ENF/2019/00017

ENFORCEMENT NOTICE

PLANNING AND BUILDING (JERSEY) LAW 2002

- 1. This Notice** is issued pursuant to the powers conferred under Article 40 of the Planning and Building (Jersey) Law 2002 because it appears that a breach of development controls has occurred at the land stated below. Article 5 of the above Law defines the meaning of development and Article 7 of that Law states that land shall not be developed without planning permission.
- 2 This Notice relates to land at: La Maison du Sud, Le Mont du Jubile, St. Peter, Jersey, JE3 7FA**, shown edged by a bold black line on the attached plan.
- 3. The Breach of Development Controls:** Without planning permission, ground levels have been reduced in the North East corner of the site. The extent of the area where works have been undertaken is shown outlined on the attached plan.
- 4. The reason for serving this Notice:** It appears that the above breach of development controls has occurred within the last 8 years. An application (reference P/2018/1112) was submitted for, amongst other works, the alteration of the ground levels, but following an appeal, this was refused planning permission as it failed to satisfy the requirements of policy HE1 (Protecting Listed buildings and places) of the 2011 Island Plan (Revised 2014).
- 5. You are hereby required to:** Reinstate the level of the land to a final level, so that the difference in levels between the original ground level prior to the unauthorised works and the final level, is no more than 40cm.
- 6. Period of compliance:** 28 days after the issue of this Notice.
- 7. What will happen if this Notice is not complied with:** If you fail to comply with this Notice, you may be liable to prosecution under the appropriate Article of the Planning and Building (Jersey) Law 2002 for developing land without the benefit of planning permission as well as failing to comply with an Enforcement Notice.
- 8. Your rights of appeal:** In accordance with Article 109 of the above Law, you may appeal against the Notice, in writing to the Greffier no later than the end of the period of 28 days beginning with the date of issue of the Notice. The date of the issue of the Notice shall be taken as the date stated below.

SIGNED: _____ On this Date: 12/12/2019

For and on behalf of the Chief Officer



PBS

PBS

LE MONT DU JUBILE



LA ROUTE DU FORT BA1

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Location Plan

SCALE 1:1,128.5



Date: 12/12/2019