

## **STOP NOTICE**

### **Planning & Building (Jersey) Law 2002**

THIS NOTICE TAKES IMMEDIATE EFFECT ON THE DATE IT IS ISSUED

1. **This Notice is served upon:** Monarch Properties Ltd, Mr Joe Bourke.
2. **This Notice:** is issued pursuant to the powers conferred under Article 45 of the Planning and Building (Jersey) Law 2002 because it appears that a breach of development controls has occurred at the Land stated below and that it is expedient that an activity constituting or forming part of that breach should cease.
3. **The Land to which this Notice relates:** Units 10, 11 and 12, La Passage Development Site(Formerly Field No. L108), Le Passage, St Lawrence shown 'edged in RED' on the attached plan.
4. **The activity to which this notice applies:**  
Without Planning Permission or Building Bye-laws permission;
  - 4.3 Unit 10 – The building has again been reorientated 90 degrees so no longer accords with either the original or recently revised planning permissions. No revised building permission or updated SER. Potentially internal and external alterations. Garage reduced in size.
  - 4.4 Unit 11 – Internal and external alterations to include GF layout and window/door positions and the garage has been detached. No revised Planning or Building permissions or updated SER.
  - 4.5 Unit 12 – The main roof has been reorientated 90 degrees to accommodate a loft conversion. Alterations to internal layout and ridge height to accommodate. No revised Planning or Building permissions or updated SER.
5. **Reasons for Issuing this Notice:** It appears that the Breach of Development Controls has occurred within the last 8 years and that an activity or activities are being carried on that constitute or form part of that breach, despite previous correspondence from the Department which states that express consent is required for changes such as this. It is considered expedient for the Department to cease any further activities referred to above, in order to assess any potential impact.
6. **You are hereby required to STOP all works within the areas specified in this notice immediately.**

**IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY OR INTEREST**

7. **This Notice takes effect on the day of issue of this Notice.**
  
8. **This Notice**, if not sooner withdrawn, shall cease to be valid 7 days after it's service if an Enforcement Notice or additional Stop Notice is not served within those 7 days.
  
9. **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.
  
10. **Your rights of appeal:** In accordance with Article 109 of the above law, you may appeal against this Notice, in writing to the Judicial Greffier no later than the end of the period of 28 days beginning with the date of issue of this Notice.
  
11. **Date of Issue:** 01/11/2021

**Signed:** ... [REDACTED] .Date  
(Authorising Officer)

For and on behalf of the Chief Officer;  
Willie Peggie

Group Director - Regulation  
Infrastructure Housing and Environment, Development Control, Philip le Feuvre House, La Motte Street, St. Helier, Jersey JE4 8PE

**Enclosures.**

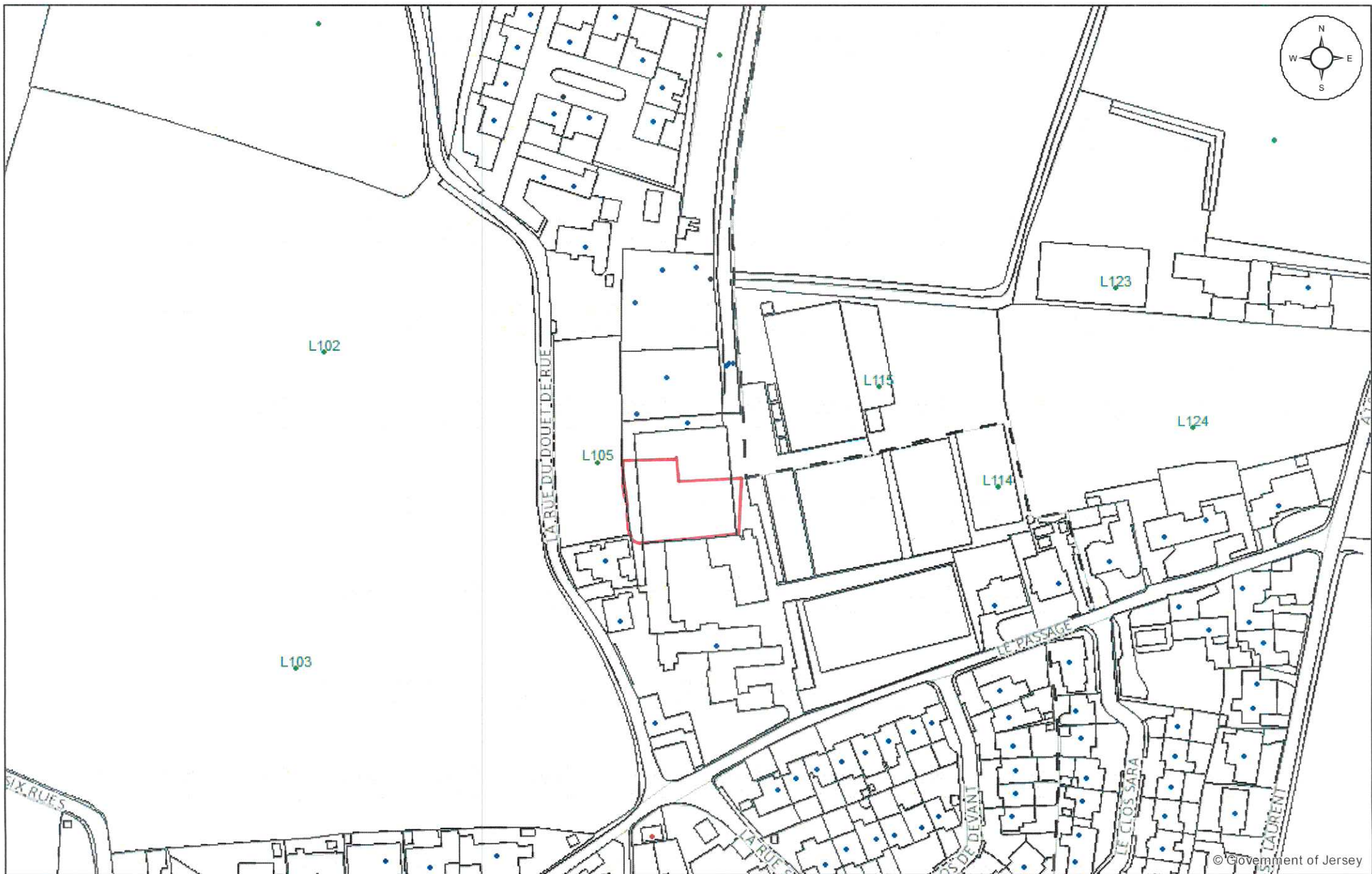
1. Stop Notice Plan.

**Informative.** Any other item or issue not specified in this enforcement notice may be subject of a separate enforcement notice.

**ADVISORY NOTES**

**What will happen if this Notice is not complied with:** If you fail to comply with the requirements of this Notice you may be liable to prosecution under the appropriate Article of the Planning and Building (Jersey) Law 2002.

**Your Rights of Appeal:** In accordance with Article 109 of the above Law, you may appeal against this Notice by writing to the Greffier no later than 28 days beginning with the date this Notice is issued.



0 55 110 220 m

Date: 22/10/2021

# Location Plan

SCALE 1:2,500