

Department of the Environment
Planning and Building Services

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Enforcement Case No: ENF/2015/00020

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 have 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.

Article 54 of the Law deems that operations which, while not amounting to development, adversely affect the special interest of a site of special interest; shall be regarded as amounting to development in respect of the provisions of Part 5 (development controls) and Part 7 (appeals) of the Law.

2. **This Notice relates to land at: Broughton Lodge Farm, La Verte Rue, St. Mary, Jersey, JE3 3DA**, shown edged by a bold black line on the attached plan.
3. **The Breach of Development Controls:** Without planning permission:

- 15 No. windows of the farmhouse have been removed. The external render has been removed from around two windows on the ground floor south elevation of the building.
- At ground floor level the floor boards, the ground floors, the wall finishes, the ceilings, fire places, the doors, the architraves, the skirting boards and all the internal walls have been removed.
- The 1st floor had a new floor laid on top of the existing floorboards. All wall finishes, ceilings, fire places, doors, architraves, skirting boards and all internal walls have been removed. New stud timber frame partitions have been added to

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- the gable walls supporting Tyvek type material against the granite and the upper floorboards have been removed in part.
 - The attic appears to have been re-floored and all wall finishes, internal walls, doors, architraves, skirting boards have been removed. Stud, timber frame partitions have been added.
4. **The reason for serving this Notice:** It appears that the above breach of development controls has occurred within the last 8 years. The property is listed on the Minister's Register of sites and buildings of architectural, archaeological and historical importance as an SSI (Site of Special Interest) and therefore given the highest level of protection. The removal of elements of historic fabric as detailed above has caused injury to the SSI and runs counter to the provisions of Policies SP4, HE1 and HE2 of the Jersey Island Plan, 2011 (as amended 2014).
5. **You are hereby required to:**
- Reinststate the original 15 No. windows of the farmhouse in their original locations. Reinststate the external render from around the two windows on the ground floor south elevation of the building.
 - At ground floor level, reinststate all the removed floorboards and floors, the wall finishes, the ceilings, the fire places, the doors, the architraves, the skirting boards and all the internal walls at ground floor level with original materials.
 - At 1st floor, remove the new floor laid on top of the existing floorboards and reinststate with original materials, all the wall finishes, the ceilings, the fire places, the doors, the architraves, the skirting boards and all internal walls with original materials. Remove the new stud timber frame partitions added to the gable walls and supporting Tyvek type material against the granite, reinststate the original upper floorboards.
 - At attic level, remove the new floor and reinststate original flooring and materials, and all wall finishes, internal walls, doors, architraves, skirting boards with original materials. Remove stud, timber frame partitions.
6. **Period of compliance:** 3 months after the issue of this Notice.

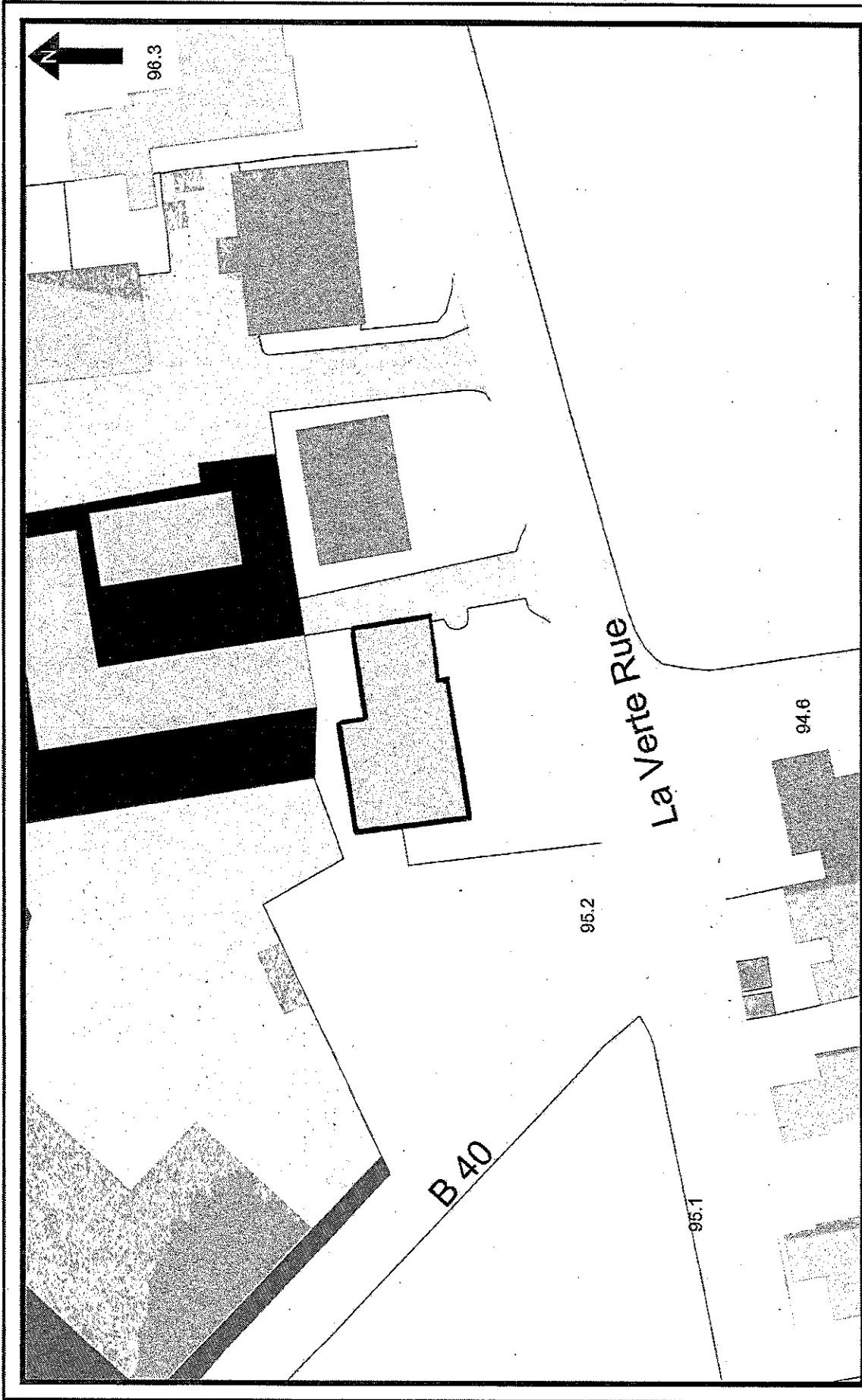
- 7. What will happen if this Notice is not complied with:** If you fail to comply with this Notice, you may be liable to prosecution under the appropriate Article of the Planning and Building (Jersey) Law 2002 for developing land without the benefit of planning permission as well as failing to comply 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: 29th October 2015

For and on behalf of the Chief Officer



States of Jersey



Jersey Mapping



29 October 2015
Scale: 1:500
mapping@gov.je

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