

Enforcement Notice Ref: ENF/2019/00002  
Building Application No. B/2017/0157/

## 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 33(1) of the above Law states that a person who undertakes prescribed building work except with, and in accordance with, permission to do so granted in accordance with the Building Bye-laws shall be guilty of an offence and liable to a fine.

**This Notice relates to land at: Claremont Coach House, College Hill, St. Helier, JE2 4RX, shown edged by a bold black line on the attached plan.**

2. **The Breach of Building Controls:**

Building work recently undertaken at the above property has not been completed in accordance with the plans approved in connection with building permit number B/2017/0157 in that

- a. A bedroom has been formed at first floor where the former kitchen was. This room does not satisfy the Building Bye Laws in that a suitable secondary means of escape in the event of a fire has not been provided.
- b. Notification by an electrician qualified under one of the department's approved competent person schemes has not been received by the department.

3. **The reason for serving this Notice:**

To secure compliance with the Building Bye Laws for fire safety and electrical safety of the property occupiers, namely:

- a. To enable escape from the bedroom in the event of a fire.
- b. To ensure that the electrical circuits installed are safe.

4. **You are hereby required to:**

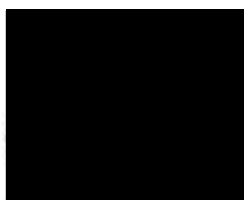
- a. Provide an escape window to the newly created first floor habitable room having a clear opening of 0.33m<sup>2</sup> with a minimum height or width of 450mm in accordance with the guidance given in paragraph 2.8 of Technical Guidance Document 2 (Dwellings) or provide a protected escape route in accordance with paragraph 2.6 of Technical Guidance Document 2 (Dwellings)
- b. Provide the department with evidence that the electrical installation has been completed and tested in accordance with one of the Minister's competent person schemes.

Growth, Housing and Environment  
**Building Control**  
P O Box 228  
Jersey, JE4 9SS  
Tel: +44 (0)1534 445508

States   
of Jersey

5. **Period of compliance:** 28 days after the issue of this Notice.
6. **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 undertaking building work without the benefit of building permission as well as failing to comply with an Enforcement Notice.
7. **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:



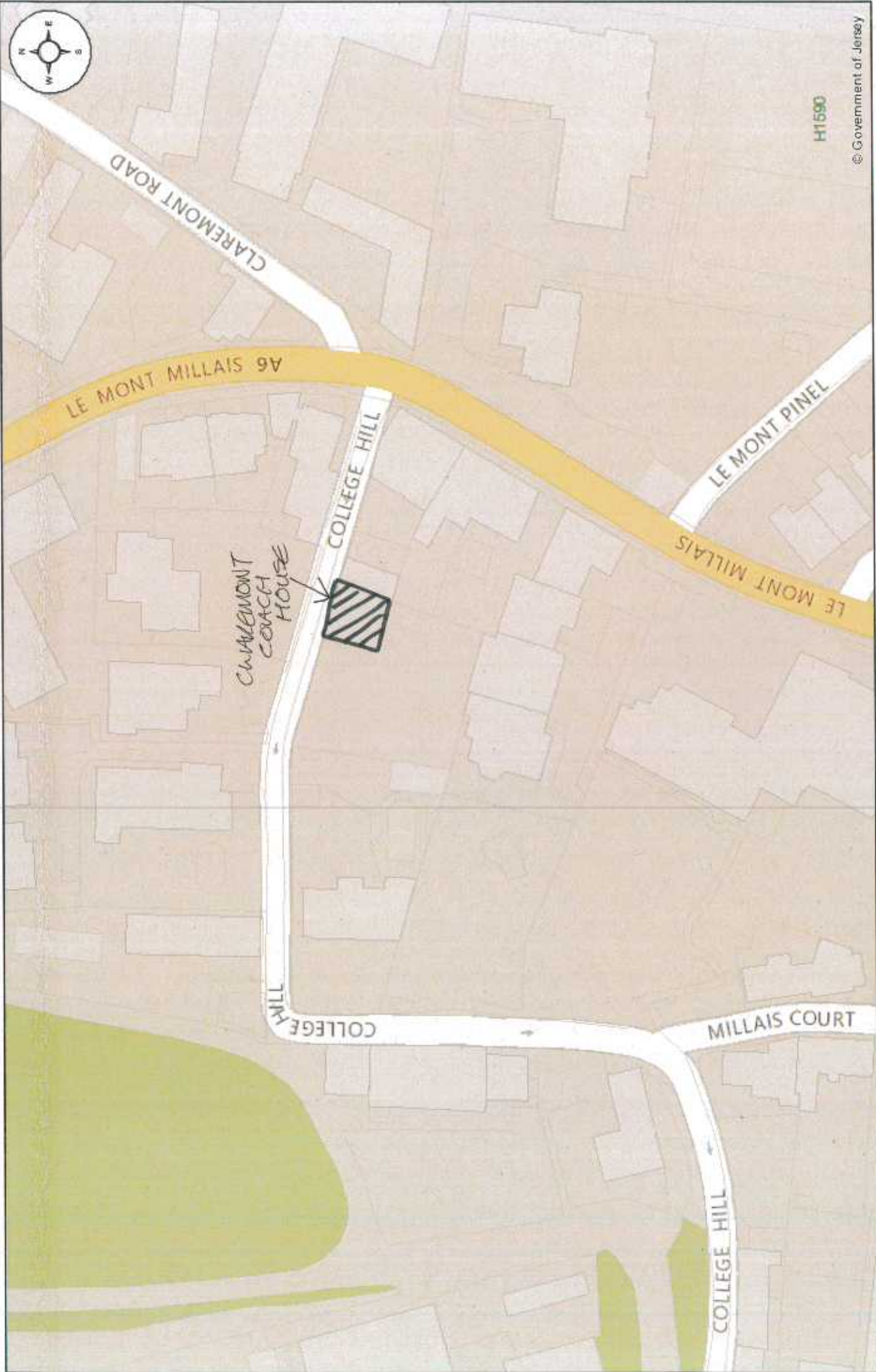
On this Date: 11/03/2019

For and on behalf of the Chief Officer



H1590

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# Location Plan

SCALE 1:1,250

100 Meters

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25

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Date: 12/03/2019