

Department of the Environment

Listed buildings and places

**La Maison du Mont au Pretre, La Route du Petit Clos, St Helier**

**Purpose of the Report**

The purpose of this report is to respond to those issues raised in the representation received in response to the proposal to List this building that are not addressed by the material from Jersey Heritage.

**Discussion**

The nub of this representation (at appendix 1) is not the heritage interest of the building but rather the extent of the heritage interest relative to the award of planning permission for development here. The owner of the land is of the view that either the Listing should be delayed; or the boundaries of the extent of the site's interest should be revised now, to reflect the intent of implementing planning permission.

The facts of the case are as follows:

- The heritage assessment of this building (at appendix 2) has identified the house and the garden/open space associated with it, to the east and west, to be of heritage interest;
- A planning application to develop this and other land (P/2014/1334) has been awarded consent: if and when implemented, this will affect the land to the east of La Maison du Mont au Pretre, including part of the land embraced by the extent of this Listing (see approved site plan at appendix 3);
- The planning permission for this development has yet to commence (see aerial photo, dated Sept 2014, at appendix 4).

In light of the above, the representation is flawed on two counts;

First, this site already enjoys designation as a heritage asset (it is a potential Listed building, having been designated since 1992) and its value has been reviewed as part of the comprehensive Island-wide review to ensure that all historic buildings sit within the new historic environment protection regime: it is appropriately and timely that its heritage status is reviewed now.

Second, the fact that this site has planning permission cannot be material to the Minister's assessment of the site's heritage value as it exists now.

*18. This position appears to me to be confirmed by Article 52(4)(a), which the Royal Court did not quote and mentioned only in passing. It requires the Minister to take into account any representations made by a person interested in a site "to the extent that they relate to the special interest of the proposed site of special interest". He is not obliged to take into account representations made by an interested person about any other matter. The adverse consequences of listing mentioned by the Royal Court, such as additional cost and planning difficulties, are consequences that will affect only persons interested in the listed site; but the*

*Minister need not take representations about them into account, because they do not relate to the special interest of the site. Since he need not take them into account, they cannot be material to his decision.*

*Minister for P&E v Seymour Villas Ltd [2013]JCA237*

Planning permission, for whatever reason, might not be implemented and it is evident that the extent of the site's heritage value currently remains intact as assessed.

In the event that the development of the site proceeds, and impacts upon the extent of the interest of the site, it would be relevant to review the impact of development upon the site's heritage interest at that time.

## **Director of Planning Policy and the Historic Environment**

Appendix 1: representations (dated 22 September and 09 October 2014)

Appendix 2: Jersey Heritage Assessment and Listing Schedule (dated 25 July 2014)

Appendix 3: approved site plan (P/2014/1334)

Appendix 4: current site condition (Sept 2014)

HE1305

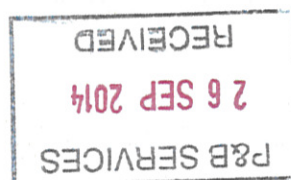
08/12/2014



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1a

Minister for Planning and Environment  
Department of the Environment  
South Hill  
St Helier  
JE2 4US



22<sup>nd</sup> September 2014

Dear Sir

**Notice of Intent to List – La Maison du Mont Pretre, La Route du Petit Clos, St Helier**

I refer to your letter of the 8<sup>th</sup> September and notice of your intention to list the above property.

Following the decision taken by the Planning Panel on the 18<sup>th</sup> September in respect of Planning Application number P/2014/1334, the curtilage to the property shown on the plan attached to the notice is incorrect.

It is our intention to commence work on the approved planning scheme, following which the boundaries to the new dwellings and the existing property will be re-defined.

Therefore we respectfully suggest that any proposed listing is delayed until all of the boundaries are defined and are in place following the re-development of the property.

Yours faithfully

A black rectangular redaction box covering the signature of Andrew P Fleet.

Andrew P Fleet  
Managing Director





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P&B SERVICES

13 OCT 2014

RECEIVED

Mr K Pilley  
Department of the Environment  
South Hill  
St Helier  
Jersey  
JE2 4US

9<sup>th</sup> October 2014

Dear Kevin

**Notice of Intent to List – La Maison du Mont au Pretre,  
La Route du Petit Clos, St Helier**

I refer to your letter of the 3<sup>rd</sup> October and I disagree with your suggestion that the spatial extent of the site's interest can be reviewed at a later date.

The fact remains that the Notice of Intent to List is incorrect and the proposal is to list the property within a setting that no longer exists. This has nothing to do with ownership, it is about ensuring that any potential listing is factually correct.

Therefore, our representation of the 22<sup>nd</sup> September regarding this Notice remains and must be considered by the Minister.

Yours sincerely

A blacked-out rectangular area redacting the signature of Andrew P Fleet.

Andrew P Fleet  
Managing Director

Scan → HE1305

ref. to JMT.

+ L-RACK ps.

11



Listed buildings and places  
Les bâtisses et endraits historique

**La Maison du Mont au Pretre, La Route du Petit Clos, St. Helier.**

This report has been prepared by Jersey Heritage as part of its responsibility under a Service Level Agreement to provide reports and recommendations to the Minister for Planning and Environment on the architectural, historical, archaeological and other significance of buildings and places.

The assessment undertaken and the recommendation given in relation to the above building and place is made under the auspices of Article 51 of the Planning and Building (Jersey) Law, 2002; and the criteria for the listing and grading of heritage assets adopted and published by the Minister for Planning and Environment.

The report also includes the views and advice offered by the Listing Advisory Group in relation to the assessment of this building and place.

Author of report: Roger Hills BA(Hons) MA DipBldgCons (RICS) IHBC - Head of Historic Buildings

Date of report: 25/07/2013

File ref: HE1305

Special interests of the site

### **Historic interest**

Circa 1660, with possible C16 origins.

### **Architectural interest**

2 storey, 3 bay house. Front (south) elevation: Pantile roof, brick chimneys with thatch stones. Stone gable copings, partly rendered over. Right hand gable stone inscribed '1660', a possible date for the house. Random granite rubble with dressed stone quoins. Chamfered window surrounds with accolade lintels. 16 pane windows. Doorway has chamfered round arch. High boundary wall with Jersey double arch doorway, with the carriage entrance arch lost and converted to piers with pyramid caps. To the right of the pedestrian arch is a carved shield of arms of Poingdestre. Bedroom said to contain most highly decorated complete granite fireplace in Jersey (J Stevens). North extension not included within listing.

### **Legal reasons for listing**

Architectural

Historical

### **Statement of significance**

An important example of a 17th century rural house, with a good survival of interesting original features.

### **Advice offered by MLAG (and others if stated)**

At their meeting on 12/11/2012 MLAG agreed with the Jersey Heritage recommendation that the building be Listed as grade 2.

### **Jersey Heritage recommendation**

Listed Building Grade 2

### **Attachments**

Schedule



## SCHEDULE

La Maison du Mont au Pretre, La Route du Petit Clos, St. Helier.

In amplification of the requirement of;

- i) Article 51 Paragraph 3(a) to show in relation to each site included on the List which one or more of the special interests set out in paragraph (2) attaches to the site;
- i) Article 51 Paragraph 3(b) to describe the site with sufficient particularity to enable it to be easily identified and;
- ii) Article 51 Paragraph 3(d) to specify any activity, referred to in Article 55 Paragraph (1), which may be undertaken on the site without the Minister's permission;

the following supports the Minister for Planning and Environment's view that the site known as **La Maison du Mont au Pretre, La Route du Petit Clos in the Parish of St. Helier** is of special interest.

- |                                       |  |
|---------------------------------------|--|
| i) <b>HER Reference</b>               | HE1305   |
| ii) <b>Special interest</b>           | Architectural, Historical  |
| iii) <b>Statement of Significance</b> | An important example of a 17th century rural house, with a good survival of interesting original features.   |
| iv) <b>Description</b>                | 2 storey, 3 bay house. Front (south) elevation: Pantile roof, brick chimneys with thatch stones. Stone gable copings, partly rendered over. Right hand gable stone inscribed '1660', a possible date for the house. Random granite rubble with dressed stone quoins. Chamfered window surrounds with accolade lintels. 16 pane windows. Doorway has chamfered round arch. High boundary wall with Jersey double arch doorway, with the carriage entrance arch lost and converted to piers with pyramid caps. To the right of the pedestrian arch is a carved shield of arms of Poingdestre. Bedroom said to contain most highly decorated complete granite fireplace in Jersey (J Stevens). North extension not included within listing.<br>Circa 1660, with possible C16 origins. |
| v) <b>Location</b>                    | Plan attached  |

vi) **Restricted activities**

The carrying on, of any of the following activities –

- (a) to carry on an activity which might injure or deface the site or part of a site

require the express prior consent of the Minister

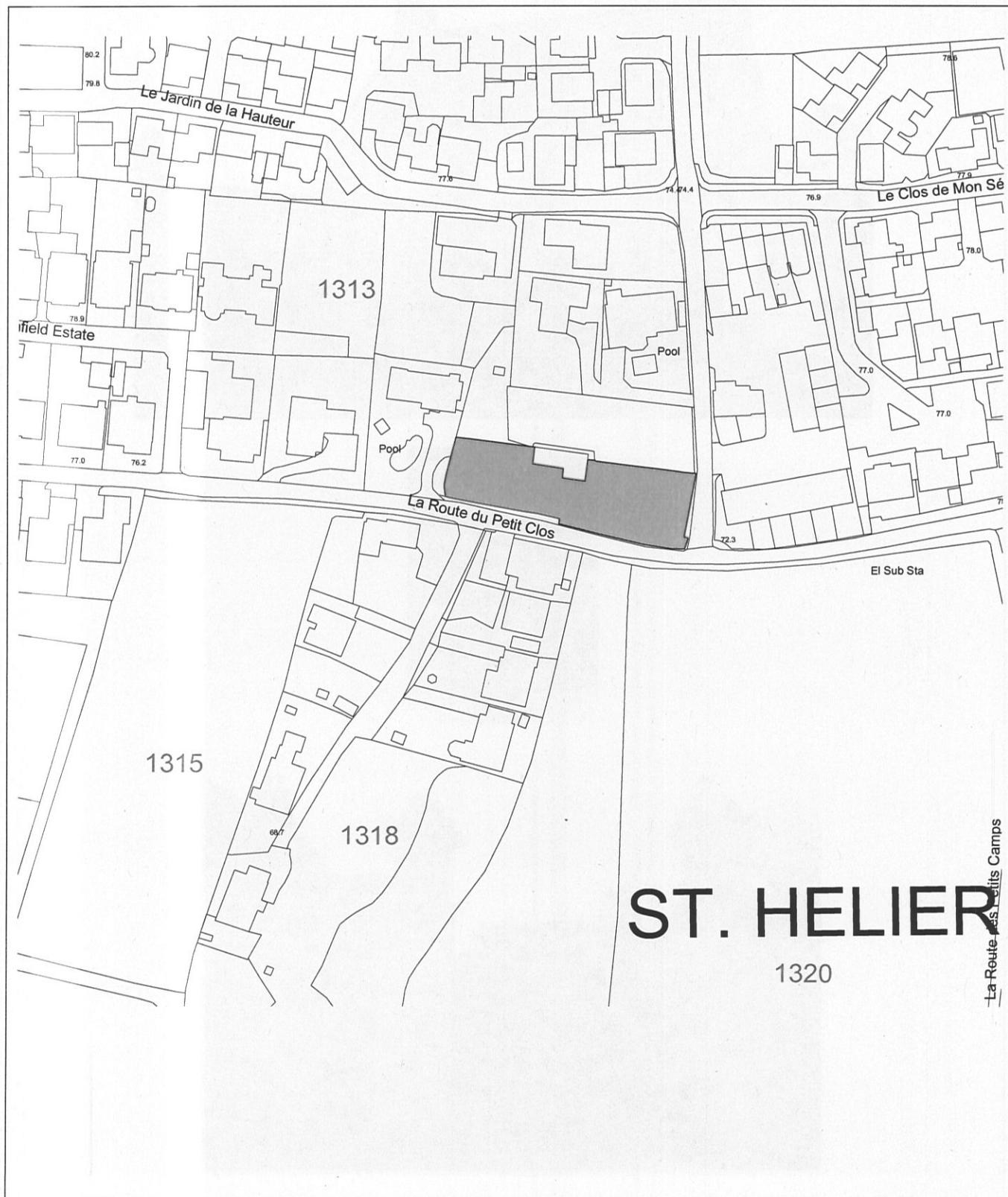
vii) **Listed Status and Non-statutory Grade**

Potential Listed Building Grade 2



**Plan and Photograph(s) of La Maison du Mont au Pretre, La Route du Petit Clos, St. Helier**

## Plan



**Photograph(s)**





Application P/2014/1334  
Date Approved 18th September 2014







States of Jersey



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Jersey Mapping



05 December 2014  
Scale: 1:350  
mapping@gov.je

Approx. heritage interest - - -