

## **Schedule of conditions: Stella Maris, Victoria Avenue, St Helier JE2 3LU**

**The Minister for the Environment hereby imposes the following conditions on planning permission reference P/2021/0967.**

1. The development shall commence within three years of the date of the Ministerial Decision.

Reason: The development to which this permission relates will need to be reconsidered in light of any material change in circumstance.

2. The development hereby approved shall be carried out entirely in accordance with the plans, drawings, written details and documents which form part of this permission.

Reason: To ensure that the development is carried out and completed in accordance with the details approved.

3. No development shall be carried out until details of the existing listed Victorian railings and wall at the site together with proposals for their subsequent repair and restoration have been submitted to the department for Infrastructure, Housing and Environment and approved in writing after written confirmation from the Historic Environment Team of SPPP. The repair and restoration as set out in the approved proposals shall be carried out within 3 months of the completion of the development hereby permitted and the Historic Environment Team shall be notified of the completion and allowed reasonable access to inspect the works to confirm satisfactory completion. The railings and wall as repaired and restored shall not subsequently be removed without the prior written approval of the department.

Reason: In the interests of safeguarding and enhancing the historic fabric.

4. Before any of the development hereby permitted is carried out, details of the provision of a privacy screen to be fixed to the south-east side of the proposed balcony to the bedroom labelled "Bed 1" on Drawing Number 106 Revision A shall be submitted to the department for Infrastructure, Housing and Environment for approval. No development shall be carried out until these details have been approved in writing. The development shall not be carried out otherwise than in accordance with the approved details. The screen as approved and installed shall be permanently retained, or if a need for replacement arises it shall be replaced by a screen having the same specification as that approved unless the planning authority issue prior written approval for a variation.

Reason: In the interests of safeguarding the amenities of nearby residents.