

Minister for the Environment

04 January 2024
Principal planner (Historic environment)

Revised supplementary planning guidance MANAGING CHANGE IN HISTORIC BUILDINGS

Purpose

1. To enable the Minister to consider minor revision and update to existing supplementary planning guidance with a view to its adoption and publication.

Timing

2. This is routine maintenance of supplementary planning guidance which was first issued in 2008.
3. The guidance has been revised to:
 - reflect changes to the terminology used for the protection of heritage assets (following the island-wide review of heritage assets between 2012-2018);
 - minor changes to conservation best practice; and
 - changes to the planning policy regime (following the approval of the bridging Island Plan).

Recommendation

4. That you:
 - a. note the minor substance and extent of revision to existing guidance;
 - b. consider and agree that consultation is not necessary or required;
 - c. agree to adopt and publish revised guidance (as set out at appendix 1); and
 - d. support the promotion of the revised guidance to the I&E (Regulatory directorate), Listed building owners and the development industry.

Background

5. Supplementary planning guidance note: Managing Change in Historic Buildings was adopted and published in 2008. This remains an invaluable tool to help guide owners, developers and the planning service in making sensitive changes to Listed buildings and places.
6. Since adoption the terminology for Listing has changed, planning policy has been updated and there have been further developments in understanding issues of context and setting.

Summary of changes

7. The changes to the guidance are not considered to be substantive: they involve reordering of content (to give reflect change in emphasis and priority); and amendment to ensure that the guidance is aligned to new Island Plan policies; and to conservation best practice. Other administrative changes are made to update relevant terminology

(related to the current designation of heritage assets and government departments). Changes made are highlighted in yellow at Appendix 1: these will be removed for publication.

8. The following additions are highlighted:
 - Section 8: Planning applications affecting Listed buildings or places highlights a requirement for more detailed information for applications for Listed buildings and exceptions to damaging change to better reflect BIP policy.
 - Section 9: Consent for works already executed there is stronger wording confirming damage may lead to irreversible loss of historic fabric and prosecution may be considered as a future deterrent for such acts.
 - Section 11: Setting is a new section to better reflect BIP policy.
 - Section 14: Facadism wording is strengthened to reflect conservation best practice.
 - Section 19: Fixtures and associated structures explains the application of planning controls for Listed building or places.
 - Section 23: Historic building features and their importance gives references to Jersey specific terminology and more accurate guidance on planning controls over painting unpainted surfaces.
 - Section 23 has also been updated

The windows section has been updated to reflect updated BIP Policy HE2 and the latest SPG: Protection of historic windows and doors (2018).

Relevant considerations

9. Revision of this guidance has no direct resource implications. It should better assist building owners and may reduce the demands made on the HE team.
10. It has not been considered necessary to seek advice from the Economic Unit as this guidance does not introduce any new policy provisions and reflects the existing policy framework.
11. It is considered beneficial that upon adoption the revised guidance is publicised and communicated directly to the development industry and I&E (Regulation).

Rights considerations

12. The revision of existing guidance is not considered to have any additional impacts upon rights that might be engaged by it.

Appendices

1. Draft revised guidance – SPG-Draft Managing Change – final draft

Copy list

- Minister for the Environment
- Director: Housing, environment and placemaking
- Head of development and land (I&E: Regulation)
- Private secretary

- Press Office (distribution list)