

THE LAND PLANNING AND DEVELOPMENT (GUERNSEY) LAW, 2005

AND SECTION 3 OF THE LAND PLANNING AND DEVELOPMENT (CERTIFICATES OF LAWFUL USE) ORDINANCE, 2019

CERTIFICATE OF LAWFUL USE

DESCRIPTION OF USE: Use of Apartment 1 as residential flat (Residential use class 2)

ADDRESS OR LOCATION OF LAND: St Andrews Court, Le Vauquiedor Clos, Le Vauquiedor, St. Andrew.

NAME AND ADDRESS OF APPLICANT: Richel Investments Ltd
St Andrew's Court
Le Vauquiedor
St. Andrews
GY6 8TT

REF: CLU/2020/0514

The Development & Planning Authority hereby certify that on 02/03/2020, this being the date of the application to the Authority for the certificate, the use described in Appendix 1 to this certificate in respect of the land specified in Appendix 2 to this certificate, was lawful within the meaning of section 22(3) and (4) of the Land Planning and Development (Guernsey) Law, 2005 for the following reason(s):

Reasons: The evidence/documentation submitted is sufficient to demonstrate on the balance of probabilities that Apartment 1 has been in continuous use as a residential flat for more than 4 years prior to the submission of this application, but is not in relation to Apartments 2-5.

Date: 03/09/2020

Signed.....Signed.....
(for and on behalf of the Development & Planning Authority)

A J ROWLES
Director of Planning
Planning Service

Appendix 1

Use of Apartment 1, St Andrews Court, Le Vauquiedor Clos, Le Vauquiedor, St. Andrew as a residential flat (Residential use class 2).

Appendix 2

Apartment 1, St Andrews Court, Le Vauquiedor Clos, Le Vauquiedor, St. Andrew, which is identified as Flat 1 on Robert W Le Page drawing number 5626/S2A. St Andrews Court is shown outlined in red on the submitted site location and block plans.

Notes

1. This certificate is issued solely for the purposes of section 22 of the Land Planning and Development (Guernsey) Law, 2005 ("the Law") and section 3 of the Land Planning and Development (Certificates of Lawful Use) Ordinance, 2019.
2. It certifies that the use specified in Appendix 1 taking place on the land described in Appendix 2 was lawful within the meaning of section 22(3) and (4) of the Law on the date of the application to the Authority for the certificate and, therefore, a compliance notice may not be served in respect of that use under Part V of the Law on that date.
3. This certificate applies only to the extent of the use described in Appendix 1 and to the land specified in Appendix 2 and identified on the attached plan. Any use which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
4. This certificate does not certify the lawfulness of any use arising from a material change of use within the meaning of the Building (Guernsey) Regulations, 2012.