

**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:** Regularise use of 5 units as separate residential units (Residential use class 1 and 2).

**ADDRESS OR LOCATION OF LAND:** Wisteria, King's Mills Road, Castel.

**NAME AND ADDRESS OF APPLICANT:** Miss L Letten  
Wisteria  
Kings Mills  
Castel  
GY5 7LS

**REF:** CLU/2020/0273

The Development & Planning Authority hereby certify that on 31/01/2020, this being the date of the application to the Authority for the certificate, the uses described in Appendix 1 to this certificate in respect of the land specified in Appendix 2 to this certificate and hatched blue on the plan attached to this certificate, were 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 the 5 units specified in Appendix 2 either had commenced their use as independent residential units prior to 6<sup>th</sup> April 2009 or have been used as independent residential units for a continuous period of more than 10 years.

Date: 04/10/2021

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

**A J ROWLES**  
Director of Planning  
Planning Service

## Appendix 1

The use of 5 units, as defined in Appendix 2 below, as independent residential dwellings (Residential Use Class 1 and 2).

## Appendix 2

This application relates to Le Petit Cachot, Le Grange, La Lapiniere, Le Nid D'Amour and Le Cachot as hatched blue on Mark Frampton & Company drawing number 2019/572/01A.

## 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 uses specified in Appendix 1 taking place on the land described in Appendix 2 were 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 those use[s] under Part V of the Law on that date.
3. This certificate applies only to the extent of the uses described in Appendix 1 and to the land specified in Appendix 2 and identified on the attached plan. Any uses which are materially different from those described or which relate 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.