

Conservation Areas



Introduction

This note provides general guidance to anyone who lives in or owns property in a Conservation Area. The first part explains what they are, why they are important and how to find out if a property is in a Conservation Area. The second part gives guidance on how we will consider planning applications for development in a Conservation Area as well as guidance on exempt development and how residents and owners should maintain their properties.

What is a Conservation Area?

A Conservation Area is identified in a Development Plan. It has special architectural or historic interest, the character of which is desirable to preserve and enhance.

Conservation Area designation is a means of recognising the importance of the quality of the area as a whole, as well as protecting all the elements that make up the area - the streets, public spaces, boundaries, gardens, landscape and trees as well as buildings and the spaces in between.

Why are Conservation Areas Important?

Guernsey's Conservation Areas reflect the island's remarkable historic environment and architectural heritage and are a major part of its cultural identity. They are amongst the most attractive environments in which to live, work or visit and therefore are a valuable resource that everyone shares.

There are 26 Conservation Areas designated in the Island Development Plan. They range from the medieval, winding streets of St. Peter Port to the historic hamlets in the rural area and include groups of farm buildings, industrial buildings and the Island's harbours. There may be similarities between some Conservation Areas, but each has a long, unique history which defines their character and appearance.

How to Find Out if a Property is in a Conservation Area

The boundaries of the Conservation Areas are shown on the Proposals Map that accompanies the Island Development Plan. The Proposals Map can be viewed at Sir Charles Frossard House and on our website www.gov.gg - click 'Planning and Building' then 'Plans, Policy and Law.'



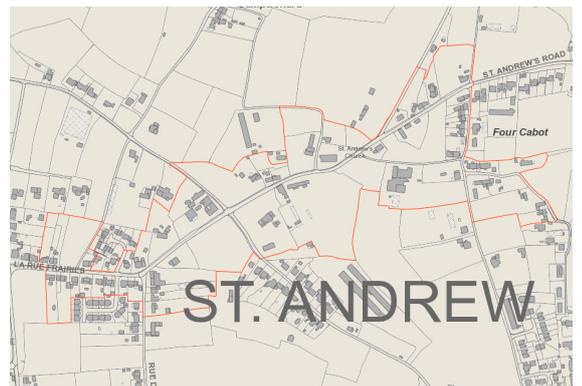
Les Blicqs, St Andrew



Le Variouf, Forest



St Andrew's Church, St Andrew



St Andrew's Church Conservation Area boundary



Part of the Hillside Town, St Peter Port



Saints Road, St Martin



Forest Church, Forest



St Appolline Church, St Saviour



Roofscape over St Peter Port



St Sampson's Church, The Bridge Conservation Area

Change in Conservation Areas

Conservation Area designation does not mean 'preservation area' or that the area will remain frozen in time. Indeed, change is often needed to respond to different economic, social and cultural conditions and to maintain vital, thriving communities.

The Development & Planning Authority considers change to Conservation Areas where development needs planning permission. However, many small changes (such as maintenance or exempt development) can be made without the need for planning permission.

Development that Needs Planning Permission

If development is not exempt (see exempt development below) a planning application is required. When considering a planning application in a Conservation Area, we have a duty to consider the desirability of preserving and enhancing its character and appearance.

We have to take into account Policy GP4 of the Island Development Plan. The objective of this policy is to ensure development preserves (i.e. does not harm) or enhances the special interest of the particular Conservation Area or part of that Conservation Area.

Exempt Development and Maintenance

Not all development needs planning permission, this is known as 'exempt development'. Further information on exempt development can be found at www.gov.gg

Exempt development is limited if a property is in a Conservation Area. The following are typical works that would normally be exempt, but may need planning permission in a Conservation Area:

- Re-roofing
- Porches
- Extensions
- Garages
- Replacement doors and/or windows
- External cladding
- Hard-surfacing
- Street furniture and lighting undertaken by or on behalf of The States, but only within specific areas of St Peter Port and the Bridge

Whilst exempt development is limited, small incremental changes, such as repair and maintenance, can have a cumulative and negative effect on individual buildings and can erode the character and appearance of the area. Therefore, we encourage people who live in and own property in a Conservation Area to carefully consider how they maintain their property and undertake exempt development. This will help sustain the character and appearance of the area and a resource that everyone shares.



St Andrews Church Conservation Area

Making an Application for Planning Permission

Proposals for development within a Conservation Area need to be drawn up with care and understanding of its character and appearance. Annex VII of the Island Development Plan provides a summary of the special interest of each Conservation Area. Conservation Area Appraisal have been published for some, but not all, Conservation Areas. It is important that Annex VII and any Conservation Area Appraisal are considered as part of the process of drawing up a planning application.

Potential applicants are advised to discuss their proposals with us at the earliest possible stage so that we can advise what is likely to be acceptable. This pre-application advice is provided free of charge. Planning applications for development within a Conservation Area require the same information as other applications. Advice on the pre-application and planning application process can be found at our web site www.gov.gg

Contact Us

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Go to www.gov.gg/planning for additional guidance material and planning information, or book a pre-application discussion



Harbour walls, St Peter Port



The Bridge Conservation Area, Vale and St Sampson

This note is issued by the Development & Planning Authority to assist understanding of the provisions of the current planning legislation. It represents the Authority's interpretation of certain provisions of the legislation and is not intended to be exhaustive or a substitute for the full text of the legislation copies of which are available from the Greffe. Electronic copies are also available at www.guernseylegalresources.gg. Substantive queries concerning the legislation should be addressed to the Authority by email at planning@gov.gg. The Authority does not accept any liability for loss or expense arising out of the provision of, or reliance on, any advice given. You are recommended to seek advice from an independent professional advisor where appropriate.