

Criteria for the Selection of Buildings for the Protected Buildings List



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Forward

This document explains our duties in relation to the protection of buildings under Guernsey law. Where we consider that a building has a specialness, or 'special interest' and that specialness is such that it is of significance to Guernsey's heritage then we must add the building to 'the protected buildings list'.

These buildings are commonly referred to as protected buildings. There is some confusion that these are the same as 'listed buildings' in England or Jersey, but this is not the case. Each country has its own unique law and its own unique national heritage which they look after.

Protected buildings were, under previous legislation, referred to as registered buildings (prior to 2009). Registered buildings were assessed for protection on the basis of their architectural and historic importance, age, rarity and completeness and whether there was any merit in a group of buildings (group value). These factors form part of the items of special interest that we must consider and form part of this document. We are setting out details of what criteria will be taken into account when making a change to the protected buildings list.

A change to the list may be because a building is added, an existing protected building removed or a change to the degree or area covered by the protection. These Criteria will be used to provide a consistent baseline against which all such changes will be assessed. The Department's leaflet 'Your Protected Building' explains the level and coverage of protection in more detail. If your building is affected by any of these changes you will be advised at the time of that change. Where this change happens we are also required to advertise in La Gazette Officiale section of the Guernsey Press. Our website, www.gov.gg/planning_transport_waste will also be regularly updated.

Of course, the fact that a building is protected does not mean that it cannot be changed in any way. It does, however, mean that any changes should be sensitive to the special characteristics of the building. We offer free advice on repair of and alterations to protected buildings.

1. Introduction

- 1.1. Guernsey's architectural history, dating from pre-medieval times to the present day, is represented in variety, illustrative of centuries of social, economic and cultural change. It ranges from ancient farmhouses to town houses and workers cottages, from warehouses on the harbour of St Peter Port to the wind and watermills of St Martins, from Castle Cornet to the Dehus Dolmen, and everything in between. The range of traditional and architectural styles is equally broad, reflecting the wider world but much with a distinctive Guernsey character.
- 1.2. Guernsey's list of protected buildings is one of a number of controls that help us manage the historic built environment. Important historic structures can also be protected, for example as a protected monument or more generally by policy, for example as part of a Conservation Area.
- 1.3. This document has been prepared to set out, and provide further detail on, the statutory criteria which will be considered when we select buildings to add to, remove from or retain on the list of protected buildings. The document will be referred to as "The Criteria". The Criteria expands on the areas of special interest set out in the Land Planning and Development (Guernsey) Law, 2005 namely, historic, architectural, traditional and other interest. It considers group value, features, setting and the extent and degree of protection, which are considered 'other interest' in terms of the Law.
- 1.4. The Criteria is aimed at a number of audiences; from the public to the professional. It is also likely to be scrutinised by the appeals tribunal or by the courts. The document has been written in plain English, avoiding jargon and technical terms wherever possible. However, use of technical terms cannot be eliminated completely. A glossary of terms is available separately on the States of Guernsey's website www.gov.uk/planning_transport_waste to help in understanding this document.
- 1.5. The Criteria has three principal objectives:
 - The first objective of this document will be to inform building owners and professionals about the criteria which will be used in the assessment of buildings for protection under or removal from the protected buildings list. It will help them understand the importance of particular buildings through the assessment process and why we have made certain decisions.
 - Secondly, it will provide a transparent, robust and defensible framework to be used by us to consistently assess buildings for their addition, retention or removal from the protected buildings list.
 - Thirdly, it will be used to focus the public and ourselves on the special character of Guernsey and may support the assessment of development proposals.
- 1.6. Many protected buildings are also located in conservation areas, where the grouping of buildings and spaces, and the relationship to each other is important. A building or structure or archaeological site can, but rarely will be, both a protected building and a protected monument.
- 1.7. The previously published broad criteria for the protection of buildings did not provide a detailed and robust framework, neither had they been the subject of recent public consultation. The Criteria provides expansion and addition to, and which will replace previous criteria, and will provide a detailed structure which will give a consistent technical assessment and result for

individual buildings or sites. The criteria are not scored; rather, the aim is for the criteria to act as a framework for a full assessment and understanding of a building’s special historic, architectural, traditional or other interest. An entry on the list may have many and varied special interests, which contribute to its overall significance and importance to Guernsey.

- 1.8. This document was previously adopted by the former Environment Board on 18th February 2014 and published on 5th March 2014. It replaces the previous criteria in relation to the selection of buildings to be considered for adding to the protected buildings list.

2. Our Duties and Responsibilities

- 2.1. We have a duty under The Land Planning and Development (Guernsey) Law, 2005 “to protect and enhance Guernsey’s heritage of buildings, monuments and sites of historic, architectural or archaeological importance” under Section 1 (2)(b). We can carry out this duty by applying a number of ‘special controls’, one of which is to designate buildings as protected buildings.
- 2.2. We have a duty to prepare, to maintain and keep under review “the protected buildings list”, (The Land Planning and Development (Guernsey) Law, 2005):
 33. (1) The Authority shall prepare, maintain and keep under review a list, to be known as “the protected buildings list”, of buildings with special historic, architectural, traditional or other interest, the preservation of whose character as such is in its opinion a matter of public importance.

3. Statutory Criteria

- 3.1. Section 33 and 34 of The Land Planning and Development (Guernsey) Law, 2005 sets out how the Department should consider buildings for protection; this also applies to their removal from the protected buildings list.

1.9.

- 33(2) In considering whether or not to list any building, the Authority may take into account –
 - a) any way in which the exterior of the building contributes to the historic, architectural, traditional or other interest of any group of buildings of which it forms part
 - b) the desirability of preserving any feature of the building (whether internal or external) consisting of a man-made object or structure fixed to the building or forming part of the land in the vicinity of the building.
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 - a) to secure so far as possible that the special historic, architectural, traditional or other special characteristics of buildings listed on the protected buildings list (“**protected buildings**”) are preserved, and
 - b) in particular, in exercising its functions with respect to a protected building or any other building or land in the vicinity of a protected building, to pay special attention to the desirability of preserving the protected building’s special characteristics and setting.

- 3.2. The definition of the meaning of “protected building” is set out in Schedule 2 of the Planning Law as amended by Section 22 (1) of The Land Planning and Development (Special Controls) Ordinance, 2007: “protected building” means a building or any part of a building which is of special historic, architectural, traditional or other interest and which is listed on the protected buildings list” This is different from a “protected monument” which is “a monument, structure, artefact, cave or ruin which are of archaeological, historic, traditional, artistic or other special interest and which is listed on the protected monument list. Put simply, a protected building is generally occupied or has recently been used (for example as a house), whilst a protected monument will not generally be occupied.
- 3.3. The fact that a building is protected does not mean that it cannot be changed in any way. It does however mean that any changes should preserve or enhance the special characteristics of the building. We have a legal obligation to preserve, so far as is possible, the special historic, architectural, traditional or other special interest of protected buildings. These are set out below.

4. Special Interest

- 4.1. The special interest of a building may be one of the following or, as with most buildings or sites a combination of these:
 - a. historic interest;
 - b. architectural interest;
 - c. traditional interest; and
 - d. any other interest.
- 4.2. The following are the criteria for assessment of buildings for inclusion on the statutory list of protected buildings and follow the above headings. Buildings which are considered to be of sufficient national (Guernsey) interest will be protected under the Law.
- 4.3. Sites which have no contemporary physical remains to associate them with past events or persons are not appropriate for inclusion on the statutory list, as protection relates to physical remains. It would be appropriate to note such sites on the Sites and Monuments Record (SMR), where the location of events and finds along with protected buildings and monuments are also noted. The SMR does not form part of the statutory record for protection.

a. Historic Interest

- 4.4. Historic Interest covers a wide area of interests, which range from age and rarity, through the degree of historic material left in a building, to its importance as a historic structure, and to the historical events and people associated with the building. It is important that any particular associations are linked in a clear and direct way to the fabric of the building where they are to be considered as the sole reason for protection. Any important aspects of social, economic and cultural history revealed by the building may also be considered important.
- 4.5. The heritage and culture of all parts of Guernsey’s society will form part of the consideration of the historic interest associated with a structure. Historic interest will be considered under the following sub-headings:
 - i. **Age** – The older a building is, or the fewer surviving examples there are of its kind, the

more likely it is to have some historic importance. The most significant examples of any age will be those which most clearly reveal this association. Buildings may, however, also be regarded as significant because of the way their fabric and features reveal the effects of change over time or illustrates changing cultural values. The refronting of a medieval house to adopt eighteenth century classical ideals of beauty would be a good example.

The Duke of Richmond Map of 1787 will help in the dating of many such buildings although some buildings are not shown. The 1898 survey map of Guernsey, produced in 1900, is the first detailed accurate map of all buildings on Guernsey.

- In general, buildings dating from before the 19th century and which survive in anything like their original form will be of sufficient interest to consider adding them to the list.
 - After this period there are a greater number of surviving buildings, necessitating a progressively more selective consideration. Buildings dating between 1800 and 1900 should be of definite high quality and character to consider adding to the list, and may often be the work of important architects, or exceptional examples representing stylistic development in Guernsey. (The 1898 Survey Map of Guernsey helps in the dating of these buildings.)
 - Buildings constructed between 1900 and 1939 should be of significant definite high quality and character to consider adding to the list, and will often be the work of important architects, or exceptional examples representing stylistic development in Guernsey.
 - Buildings constructed after 1939, will generally have to be outstanding buildings including the best works of international and nationally important architects to be considered to be added to the list. In addition to this the best examples of World War II standing buildings (not structures which are considered to be better placed on the list of protected monuments) will also be considered for protection.
- ii. **Rarity** – Importance is attached to the rarity of a building type, style or construction. This will be most significant when there are few examples of a particular building type left.
- iii. **Authenticity** – The extent of original fabric in a building and therefore its ability to show its significance, and levels of integrity, is important. This will add to the interest of a building when compared to another building of similar age and historic character. It need not be the case that a building is as originally built, because changes made to it may have added to its interest. However, a building even with high-quality reproduction features will be less important than a similar example where the fabric is historic.
- iv. **Historic Importance** – A building may be significant because it illustrates a good, early, example of a particular architectural type or structural development- such as an early cast iron structure - or because it forms an important part of the history of a particular style, type, or feature, and its development. The earliest known examples of a style, type or feature will be the most important. It may also demonstrate a combination of multi-period styles and forms which demonstrate a clear historic development.
- v. **Social, cultural or economic importance** – Buildings such as churches, parish buildings and

schools and buildings such as Victor Hugo's House are of social and cultural importance to a community. The more significant buildings will be those with long associations on one site or of particular importance or those of significance to a group (see also group value). Some structures may be important because of their contribution to economic development, such as former warehouses, harbour structures or financial institutions. The most important buildings will have made a major contribution to the development of an industry or business of major importance to Guernsey. The configuration of a group of buildings where they have facilitated important social interaction such as buildings around the Market Square may also be of social, economic or cultural importance. Buildings with a national or international commemorative value could be protected where this maintains a clear and direct link to the fabric of the building, if this is to be regarded as the main grounds for listing. (Monuments and statues could also form part of this group, and normally would be considered for protection as a monument rather than a building.) Compared with other areas of special interest, social values are often less attached to the survival of historic fabric. Commemorative and symbolic interests reflect the meanings of a place for those who draw part of their identity from it, or have emotional links to it. Spiritual interest can emanate from beliefs or teachings of religion or the sense of inspiration or wonder that arises from the atmosphere of a building or site, often bringing evocative images and thoughts to mind.

- vi. **Historic Associations** – Close associations with nationally, or internationally recognised figures such as founders of important businesses and industries, notable national and international persons (governors and bailiffs, those who have a noted impact on the functioning of the Island, or who are historically renowned), or events whose associations are well-documented, can add to the significance of a building. The buildings of named architects, designers or builders who are recognised as being the leading advocates of the architecture or design of their era will also be considered. Buildings very strongly associated with books, films, a particular movement or social organisation and folklore and culture will also be recognised. Associations should be linked in a clear and direct way to the fabric of the building if they are to be regarded as the main grounds for listing.

b. Architectural Interest

- 4.6. Architectural Interest includes style, character, ornamentation, internal plan form and survival of interiors. Also important are examples of particular building types, and techniques used in their construction. Where buildings have been changed over time (as many have) their architectural interest as they currently stand will be assessed.
- 4.7. Architectural interest in Guernsey generally relates to classically influenced buildings. Those buildings which feature traditional crafts in their building, and considered by many as vernacular buildings, generally fall under traditional interest (see below).
- 4.8. Architectural interest will be assessed under the following sub-headings:
 - i. **Style** – A building may fit within a particular and distinctive style, e.g. Gothic Revival or Neoclassical. Consideration will be given to the design against the relevant style. The better the example the more likely that it will be protected.
 - ii. **Proportion** – Designed buildings exhibit systems of proportion both internally and externally. Consideration will be given to the inter-relationship of elements within the overall composition, both in plan and in three dimensions, and the appropriateness to the style. The best proportioned examples will be those which display this quality most consistently.

- iii. **Ornamentation** – This should be appropriate to the style and nature of the building under consideration. It will vary from architectural styles that include rich ornamentation to those that deliberately avoided such decoration. The quality of such ornamentation and detailing will also be considered. Buildings will be significant because of both of these attributes or because the quality of their detail, or of particular features, stands out from those of others of similar style and date. They may also be significant because they have features which are of high artistic quality, such as an original Guille carved door or decorative bargeboards.
- iv. **Plan form** – The plan form of a building can be as carefully designed as its façade and may be of equal significance. Plan forms which are intact and display the intentions of the designer are of greater significance than those which do not. The most significant plans will be those which clearly contribute to the interest of the building. The planned spatial organisation of the plan form, or three dimensional relationship of the plan with its proportions, may also be of significance. The best examples will have greater significance. The use of curves in the plan form will also contribute to the special interest of a building. The relationship of the original and later use of the building will have an impact on the plan form and spatial organisation, for example girls’ and boys’ schooling were separate in the late nineteenth and early twentieth centuries leading to subdivision of school buildings to reflect this.
- v. **Innovatory qualities** – Some buildings are important because they are examples of the early use of building techniques, or an unusual example of or early use of materials (such as cast iron, concrete brick or Roman Cement) or they may be examples of innovatory plan forms. Examples include the concrete roof construction of the Tourist Information Office and the elliptical staircase at Bonamy House. Buildings which exhibit technological or scientific innovation will also be considered
- vi. **Quality and survival of interiors** – Buildings can be given added significance because of the quality and survival of their interiors. Sometimes the interior of a building can be more important than the exterior e.g. Victor Hugo’s House. Interiors may be regarded as significant if they are largely intact or if they add to and reinforce the character of the building. They may also be considered important in their own right because of the quality and standard of constituent features such as a decorative plaster, joinery, fireplace, staircase or granite cobbles.
- vii. **Use** - Where a building maintains its original use it may be more likely to have a higher architectural interest. Where there has been significant change to a building as a result of its change of use, the architectural interest of the building is likely be lower. The impact of any change of use on the building will form part of the consideration as whether to protect it.
- viii. **Alterations** – Buildings may have additional interest where they have been added to over the years and illustrate an historic development (see historic importance). Conversely, inappropriate extensions and alterations can damage a building’s architectural interest.
- ix. **Appearance** - Importance is attached to the external appearance of a building and its setting. If the setting and appearance is indicative of the date of building this can add weight to the importance of the building. The older the building the more likely it is to have been altered or changed. Therefore those buildings which maintain their original appearance and setting are likely to be of greater importance. More recent buildings whose appearance and setting has been altered or changed will be less important.

c. Traditional Interest

- 4.9. Guernsey separates out its traditional stone building style and its traditional craft skills in its consideration of the special interest of a building. In other jurisdictions this is considered to be 'vernacular architecture' and forms part of the discussion of architectural interest. Most buildings of traditional interest date to before the early nineteenth century. More recent buildings with particularly fine use of traditional materials or traditional skills may also have a traditional interest; however, this will normally be in association with other special interest, group value, setting or features.
- i. **Traditional detailing and skills**– This should be appropriate to the style and nature of the building under consideration. It will vary over time and will be dependent on the influences of the craftsman and owner. The quality of the traditional craft skills and materials used in construction of a traditional building is an important consideration. Buildings will be most significant where the demonstration of the craft, quality of their detail, or of particular features, stands out from those of others of similar style and date. They may also be significant because they have features which are of high artistic quality, such as a carved corbelled fireplace or arch.
 - ii. **Style** – A traditional or vernacular building, may be less formally designed than one with a recognised 'architectural style', but may still be a good example of a recognised traditional type. Consideration will be given to the design in relation to the relevant type, the better the example the more likely it will be to be protected.
 - iii. **Survival** – the number of surviving examples will be a consideration. Where there are many buildings of a particular type or style, then only the best will likely be protected.
 - iv. **Proportion** – Traditional buildings show different relationships in terms of proportions and spatial organisation and are usually closely linked to their function both internally and externally, for example the open space of an agricultural building or the more enclosed space of a two storey farmhouse. The assessment will take into consideration the inter-relationship of elements within the overall composition, both in plan and in three dimensions, appropriate to the style. The informality of vernacular buildings will also be taken into consideration.
 - v. **Plan form** –The plan form of a building can be as carefully organised as its façade and may be of equal significance. Plan forms which are intact and display the intentions of the designer or builder are of greater significance than those which do not. The most significant plans will be those which clearly contribute to the interest of the building, such as the split level houses at Les Issues. The spatial organisation of the plan form or three dimensional relationship of the plan, with its proportions may also be of significance. The best examples will have greater significance. The relationship of the original and later use of the building will have an impact on the plan form and spatial organisation. The relationship of a farmhouse to its farm buildings or the relationship of a Victorian villa to its vinery or washhouse may also be of significance, see group value and setting below.
 - vi. **Innovatory qualities** – Some buildings are important because they are examples of the early use of building techniques, or exhibit an unusual use of materials or they may be examples of innovatory plan forms.
 - vii. **Quality and survival of interiors** – Buildings can be given added significance because of the quality and survival of their interiors. Sometimes the interior of a building can be more important than the exterior. Interiors may be regarded as significant if they are largely intact or if they add to and reinforce the character of the building. They may also be considered

important in their own right because of the quality and standard of constituent features such as a plaster, joinery, fireplace, staircase or granite cobbles.

- viii. **Use** - Later changes of use may impact on the plan form and functioning of a building and may lead to significant alteration. Where a building maintains its original use it may have a higher traditional interest. Where there has been significant change to a building as a result of its change of use the traditional interest of the building will likely be lower.
- ix. **Alterations** – Buildings may have additional interest where they have been added to over the years and illustrate an historic development (see historic interest). Similarly inappropriate extensions and alterations can damage a building’s traditional interest.
- x. **Appearance** - Importance is attached to the external appearance of a building and its setting, the more indicative of the date of building the more important the building will be. The older the building the more likely it is to have been altered or changed, therefore those buildings which maintain their original appearance are of greater importance. More recent buildings whose appearance has been significantly altered or changed will be less important.

d. Other Interest

4.10. Buildings or structures that have other interests, such as archaeological interest, which relate to the physical building or locality, may also be of significance when considering the protection of a building. Other interests may be numerous and may change over time as cultural values adapt and change. We will consider the following under other interest:

- i. Archaeological interest
- ii. Group value
- iii. Features; and
- iv. Setting

i. Archaeological Interest

4.11. Protected buildings will often have an archaeological interest associated with them, this may be in the building itself, or associated with the building and within or adjacent to its curtilage. A number of buildings may also have protected monuments associated with them or adjacent to them.

ii. Group Value

- 4.12. Group Value relates to the physical proximity of buildings with others which might also be of special interest. There are three main types of group.
- buildings built as a terrace with the same or similar date and styling (including a designed or planned group),
 - a group of buildings which have developed over time and have some link and/or harmony with others within the group (fortuitous (development over time) and/or historic association),
 - a group of buildings related by function for example, a farmhouse will usually have associated farm buildings.

- 4.13. The extent to which group value is relevant to any assessment of special interest will vary. The greater the element of design and the closer structures are to one another, the more this will normally be considered significant. For vernacular and industrial groups the best examples will be those which clearly illustrate characteristics of the group.
- 4.14. When assessing a group, we will first consider each individual building against the protected building assessment criteria. If one building is considered of sufficient special interest to protect, the importance of the group will then be considered. Buildings not individually protected can meet the criteria as a result.
- 4.15. A group of buildings may also be considered for designation as a Conservation Area.

iii. Features

- 4.16. We regard the desirability of preserving a feature as a factor which might increase the likelihood of a building being protected. However, in the absence of any other aspects of special architectural or historic interest, such features will justify the protection of the building only if they are of themselves of sufficient interest to render the building of special interest, see also interiors.
- 4.17. Not all features in a building will be immediately visible, features hidden behind built in wardrobes or plaster may be uncovered during repair of a building or whilst carrying out works in relation to a planning approval. These features also form part of the protected building's special interest and should not be altered or destroyed. In these cases contact us for advice.

iv. Setting

- 4.18. A building's setting can have a very important bearing on its architectural or traditional interest. Consideration will be given to the integrity of any planned or fortuitous setting.
- 4.19. Settings can be important to the special interest of a building even if they were not part of the original design - for example, the wider landscape setting of a traditional house. Even if not a significant influence on special interest, the loss of setting can have an adverse influence on the character and significance of a protected building.
- 4.20. When assessing individual or groups of buildings their relationship to the land form and landscape or townscape will be considered. For example buildings nestled in the valleys of St Peters or windblown dune top in Vale will have a relationship with their setting.
- 4.21. The setting may be assessed in close, medium or distant views. One such example is the assessment of buildings in views of St Peter Port from the Harbour. Where a building is important to a significant view of the site or forms part of a skyline view this will contribute to the special interest of the building.
- 4.22. The setting of a building may be extensive, for example a fort which was a former signal station will have a relationship with the next station in the line, or it might be restricted to the site of the building.
- 4.23. The special interest of a building can be enhanced by high panoramic, iconic, landmark or townscape or landscape importance. Buildings which display one or more of these attributes will be more likely to be protected

5. Degree of Special Interest or “Grading”

- 5.1. This section sets out why and how the degree of special interest or “grading” will inform owners and occupiers of the significance or importance of their building. **A protected building which is considered to have an “outstanding special interest” will be graded “A” and a building with “special interest” will be graded “B”.**

Extent of Protection

- 5.2. The criteria set out in this document are specifically in relation to the buildings of special interest. Under the Law Section 33 (2) we are able to protect all or any part of a building which has special interest. The most common types are described as ‘**whole**’ (the interior and exterior and everything highlighted on the Notice), ‘**exterior**’ (external roofs and walls as highlighted) or ‘**façade only**’ (where a particular elevation is highlighted). This is the description. Other buildings and structures may also be highlighted such as roadside walls. Conservation Advice Note (CN01) “Your Protected Building” explains whole/exterior/ façade only in more detail.
- 5.3. The Notice, which is the legal document, sets out the extent of protection in words and on a plan for each building. The combination of description and plan gives flexibility to ensure that protection is not applied to buildings or structures within the curtilage of the building where they are not of sufficient special interest to merit protection. The Notice for each building is available to download on the States of Guernsey’s website, or from its Offices at Sir Charles Frossard House.

Context of Degree of Special Interest

- 5.4. Buildings or structures with a special interest will have varying degrees of interest. The Parish Churches, for example, due to their age and uniqueness, will have a very high special interest in many of the interest areas and are likely to be very sensitive to change. Other buildings are unlikely to have such high sensitivity to change with their associated special interest being less. This degree of special interest and sensitivity is reflected in the different protection regimes, broadly:
- Buildings and structures which have the highest special interests and the highest sensitivity to change are usually added to the Protected Monuments List, places such as Castle Cornet.
 - Buildings and structures which are less sensitive to change, but which have a special historic, architectural, traditional or other interest, as assessed by the criteria above are usually added to the Protected Buildings List.
 - Other buildings or structures which have some historic or architectural interest and which form a group (which may include protected buildings) may be included in a conservation area, where the exterior of the building and other structures such as roadside walls and banks are subject to minor controls.
- 5.5. The degree of protection given to any one building is established by:
- Setting out on the Notice what is legally protected (areas/lines coloured red)
 - Setting out on the Notice what is not legally protected (for example ‘excludes 20th century extension’)
 - Setting out whether the whole/exterior/façade only is protected.

- 5.6. This approach dates from at least 1972, where the notes that accompany the statutory documents supplied to building owners at that time, set out these parameters. By 1985, and continued through to the 1990 review this grading continues in the suggestion of three grades which in practice are delivered by the whole/exterior/façade only approach of the existing protected buildings list.
- 5.7. In the summer of 2012 we consulted the public on their attitudes to the historic environment of Guernsey and to protected buildings. These results, discussions with an independent specialist, and representatives of the development industry and conservation interest groups (including La Societe Guernesiaise, the National Trust and Festung Guernsey) has led to the our decision to set out further the degree of special interest of a building, as buildings will be assessed against expanded criteria we consulted the public on the draft criteria. The consultation ran for six weeks in winter 2013. There were no substantial changes recommended in content of the draft criteria as a result of the public consultation. This document, the Criteria for the Selection of Buildings for the Protected Buildings List reflects the outcome of the consultation.

Grading

- 5.8. A protected building which is considered to have an “outstanding special interest” will be graded “A” and a building with “special interest” will be graded “B”. This will give greater clarity to building owners, occupiers and potential purchasers on how special the protected building is and allow the appropriate level of protection and control to be applied.

New Notices

- 5.9. Where new Notices are issued, the extent of protection may also describe areas of a property which are specifically excluded. A ‘Summary of Special Interest’ will be added to each new entry on the protected building list, which will include the degree of special interest, or grade, and highlights or summary of why the building is protected. The following example was added to a Notice in September 2013, the former is ‘the what’ and the latter is ‘the why’:

Extent of Listing: *The whole of the building referred to above, the attached cottage, attached outbuildings, detached pigsties and ‘barn’, external steps, courtyard walls the roadside walls, cobbled surfaces as shown on the plan below. The twentieth century glazed structure is excluded. Group value.*

Summary of Significance: *An essentially fifteenth century and later group of farmstead buildings with pre 1300 origins which is of outstanding historic, traditional, technological interest, inside and out. The site as a whole also has archaeological value. The buildings within the site have group value, and also have group value with other properties within the settlement.*

6. Summary

- 5.1 This document sets out the criteria against which buildings will be assessed for protection as buildings on the protected building list. Buildings and structures may have one or many reasons for being protected, and it may be a unique or unusual combination of these that gives the building its special interest. Buildings and structure may also have elements of different ages protected, a Medieval building may have a Georgian wing that was altered by the Victorians and had a new bathroom and kitchen wing added in 1930s; these layers of history and architecture, will in many cases contribute to the special interest of the building.
- 5.2 These criteria have been subject to critical technical review and also to public consultation. These criteria were adopted on 18 February 2014 and published on 5th March 2014. It is intended that they demonstrate, in a transparent way, the consistent approach we take when making changes to the protected buildings list and explain why buildings are protected.

Further Information

- The Land Planning and Development (Guernsey) Law, 2005.
- The Land Planning and Development (Special Controls). Ordinance, 2007.
- Conservation Advice Note 1: Your Protected Building.
- Conservation Advice Note 2: Conservation Areas.
- Protected Buildings Consultation Survey 2012 Results.
- Sites and Monuments Record. Available from <http://maps.digimap.gg/antiquity>

The current Law, Ordinances, Development Plans, Policy and Guidance, including those listed above, can be viewed on the States of Guernsey's website at www.gov.gg/planning_transport_waste

A glossary of terms will be maintained on our website in relation to the historic environment.

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

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