

Our Ref: PGD/lc/2032/200806planningservice

States of Guernsey
Planning Service
Sir Charles Frossard House
La Charroterie
St Peter Port
Guernsey
GY1 1FH
For the attention of Sam Osborne

6th August 2020

Dear Sam

REBUILD EXISTING CHIMNEY AT HALCYON PLACE, DOYLE ROAD, ST PETER PORT, GUERNSEY.

Following recent discussions with regard to the above property, we would like to apply for planning permission to demolish and rebuild the existing chimney at Halcyon Place.

We acknowledge that Halcyon Place is a Protected Building, however the building has suffered for many years with damp ingress through the north gable. This has been exacerbated by a broken chimney pot that is effectively tracking water into the house.

A scaffold was recently erected to the neighbouring property and they have kindly offered to allow Mr Chanter to use the scaffold to repair their chimney. This scaffolding will, however, only be erected for a short period (3-4 weeks).

We are, therefore, proposing to carefully take down the existing undamaged chimney pots and set them aside. The chimney will then be carefully taken down and rebuilt with a code 5 lead tray and flashings. The replacement chimney will be constructed in brickwork to match the existing profile and rendered to a smooth finish with a 1:1:6, cement:lime:sharp sand mix.

The existing damaged chimney pot will be replaced with a similar pot (photographs attached), as it has not been possible to find an identical pot to the existing. The proposed new (salvaged) pot is of a similar size and height to the existing.

GP9 – Sustainable Development:

In accordance with Policy GP9, we have addressed the requirements as follows:-

- a. This proposal has been designed to take into account the use of energy and resources and any adverse impact on the environment through paying particular regard to the location, orientation and appearance of the building. The proposal has carefully considered the form of construction and use of materials and fully complies with current Guernsey Technical Standards (Building Regulations). Consideration has also been given to climate change and flood risks; and,
- b. This proposal will not have unacceptable impacts on the amenities of neighbouring properties. This proposal is not protected nor is it located in a conservation area; and,



c. This proposal does accord with all other relevant policies of the Island Development Plan.

A Waste Management Plan is not required in this instance.

We trust that the above and attached provides you with sufficient information to consider this application however do not hesitate to contact me to discuss this further.

Yours sincerely



P G Dowinton BA (Hons) Dip. Arch. RIBA
for and on behalf of
Tyrrell Dowinton Associates Ltd
pdowinton@tda.gg

Enc

cc Mr and Mrs P Chanter