

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 change of use from hotel to premises of multiple occupation for use as staff accommodation (Residential use class 6).

ADDRESS OR LOCATION OF LAND: The Dog House, Rohais, St. Peter Port.
NAME AND ADDRESS OF APPLICANT: Nut Tree Limited
c/o The Farmhouse Hotel and Restaurant
Route de Bas Courtil
St Saviours

REF: CLU/2021/2636

The Development & Planning Authority hereby certify that on 10/12/2021, 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 and edged in red on the plan attached 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 proves, on the balance of probabilities, that the use of the first and second floors of the Dog House for use as staff accommodation, commenced prior to the 6th April 2009 and has continued to be used for a continuous period of more than 10 years. Sufficient information and evidence has also been submitted to demonstrate that the use has not subsequently been changed (including by reverting back to a previous lawful use) or abandoned.

Date: 11/07/2022

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

A J ROWLES
Director of Planning
Planning Service

Appendix 1

To regularise the use of the first and second floors of the Dog House as a house in multiple occupation for staff accommodation (Residential Use Class 6).

Appendix 2

The First and Second floors only of The Dog House, Rohais, St. Peter Port edged in red on the 1:500 block plan (shown on drawing ref: 4044.03.03 Rev B) and as shown on the first and second floor plan drawings ref: 4044.03.03 Rev B, 4044.03.04 Rev B & 4044.03.05

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 those use[s] 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 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.