

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 part of existing dwelling (Residential Use Class 1) to independent flat (Residential Use Class 2).

ADDRESS OR The Chine, La Route Des Cornus, St. Martin.

LOCATION OF LAND:

NAME AND ADDRESS Mr G J Smith
OF APPLICANT: 95 Beechwood Avenue
Royston
SG8 6BW

REF: CLU/2023/0213

The Development & Planning Authority hereby certify that on 25/01/2023, 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 building specified in Appendix 2 to this certificate and outlined 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 available is sufficient to demonstrate on the balance of probabilities that the area of the building specified in Appendix 2 to this certificate has been used as a self-contained flat (Residential Use Class 2) as described in Appendix 1 to this certificate for a continuous period of more than 10 years.

Date: 10/02/2023

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

A J ROWLES
Director of Planning
Planning Service

Appendix 1

The use of the part of the building as defined in Appendix 2 below, as a self-contained flat (Residential Use Class 2).

Appendix 2

This application relates to the part of the building outlined in red on the attached plan entitled “‘The Chine Flat’ outlined in red”, The Chine, La Route Des Cornus, St. Martin.

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 use of part of the building specified in Appendix 2 and identified on the attached plan. Any uses which are materially different from that described or which relates 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.