

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 property as a house in multiple occupation (Residential Use Class 6). (Protected Building).

ADDRESS OR Graylingwell, 4 Pedvin Street, St. Peter Port.

LOCATION OF LAND:

NAME AND ADDRESS Mr A Linehan
OF APPLICANT: Carrefour Nicolle
Rue Des Goddards
Castel
GY5 7BQ

REF: CLU/2023/0015

The Development & Planning Authority hereby certify that on 12/12/2022, 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 outlined on the Site Location 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 submitted is sufficient to demonstrate on the balance of probabilities that the land outlined in red on the Site Location Plan known as 'Graylingwell', has been occupied as a House in Multiple Occupation, being a use classified within Residential Use Class 6 of The Land Planning and Development (Use Classes) Ordinance, 2017, for a continuous period of more than 10 years.

Date: 17/02/2023

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

A J ROWLES
Director of Planning
Planning Service

Appendix 1

The use of the property, as defined in Appendix 2 as being occupied as a House in Multiple Occupation, and falling within Residential Use Class 6 of The Land Planning and Development (Use Classes) Ordinance, 2017.

Appendix 2

The extent of the property referred to in Appendix 1, known as Graylingwell , numbered 4, Pedvin Street, St. Peter Port.

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 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 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.