

Community Guide to the Review of the Protected Buildings List



Development &
Planning Authority



Torteval Parish Church, Torteval.
(protected building)

Introduction

It is recognised that the list of protected buildings needs a thorough review to make sure that those buildings included on the list are worthy of protection and so that important historic buildings are managed appropriately. We also need to review how we decide whether a building should be included on the list or not.

The introduction of the new planning Law in 2009 placed a requirement on us to prepare, maintain and keep under review, a list of buildings with special historic, architectural, traditional or other interest, the preservation of whose character is, in our opinion, a matter of public importance.

Between 2006 and 2012 we carried out preparatory work, reviewing the Evaluations list, including the protected buildings list, which made recommendations for how this project might be approached. In early 2012, we embarked on a project to review the existing list of protected buildings to determine whether buildings should remain on the list or be removed from it and to consider what buildings may be worthy of adding to the list.

This guide explains the methods and processes we are going through in order to review the list. It is aimed at owners and occupiers of buildings that are currently protected and of buildings that might be included on the list in the future. It will also be of use to architects, surveyors, advocates etc who deal with protected buildings in their day to day business and will inform those with an interest in historic buildings and the wider community generally about the project and why we are carrying out the review.

This guide should be read in conjunction with Your Protected Building (Conservation Advice Note 1) which can be found on our website.

Why are we Carrying Out a Review?

One of our responsibilities under the Law is to prepare, maintain and keep under review the list of protected buildings.

Many of the entries on the existing list were last surveyed many years ago and the current condition of the buildings or the extent of their remaining special interest is not known. In addition, it has become apparent that over time the assessment of buildings has been inconsistent and some buildings may not be worthy of listing whilst other interesting buildings are not included.

The review is in two parts:

1. A review of the buildings on the existing list of protected buildings to assess whether they have enough special interest to remain on the list: and
2. Consideration of buildings that have had an initial evaluation but are not currently on the list of protected buildings to assess if they have enough special interest to be included on the list.

What do we want to achieve?

We want a list of protected buildings that is consistent across Guernsey and proportionate. The list will only include those buildings which have the degree of special interest that justifies their inclusion on the list. At the same time we want to make sure that buildings that are not currently on the list but have an historic or special interest are included.

What is the List of Protected Buildings?

The list of protected buildings is a list of buildings of 'special historic, architectural or other interest'. It contains entries for just over 1600 buildings.

It was compiled by the Heritage Committee between the 1960's and early 1990's, when it was known as the "Register". In April 2009, we notified owners of buildings that were previously on the Register that their building had been transferred to the list of protected buildings.

Which Buildings might be added to the List?

Some years ago we compiled a 'long-list' which included the existing protected buildings list as well as a number of other buildings which might be of historic, architectural, traditional or other interest. This list was called the Evaluations list.

The Evaluations list contains approximately 3000 non-protected buildings as well as the 1600 buildings already on the protected buildings list. The Evaluations list will be reviewed and those buildings assessed as having enough special interest will be added to the protected buildings list. In addition any building which is considered to have special interest and is under threat from development may be added to the protected buildings list.

How will the Review be carried out?

Our long term objective is to review the whole of the protected buildings list against published criteria and to consider other buildings that may be worthy of listing but this will take many years to complete. Therefore, some short-term objectives (2013 – 2016) have been set for the first stage of the review. Those objectives are:

1. Complete a desk-top assessment of the residential properties on the evaluations list.
2. Establish criteria for determining whether a building should be included on or removed from the Protected Buildings list and decide whether or not there should be a grading system for protected buildings and alternative forms of protection.
3. Following desk top assessment, survey short-listed buildings. Priority will be given to:
 - existing residential protected buildings, where it clearly appears from the desk-top assessment that they do not, meet the criteria for inclusion on the list.
 - non-protected residential buildings, where it clearly appears from the desk-top assessment that they do meet the criteria for inclusion on the list
4. Establish and agree reporting and decision making procedures and protocols including procedures for the ad-hoc listing of buildings whose special interest is under threat from development.
5. Make decisions on buildings that have been surveyed to determine whether they should be:
 - retained or removed from the list (existing protected buildings); or
 - included on the list (existing non-protected buildings).

The majority of buildings on the Evaluations list are in residential use and this first stage of the project will therefore focus on those buildings.

Stage 1 Desk Top Assessment

Using photographs, historic maps and aerial photographs etc, we intend to sieve all of those residential buildings on the evaluations list. This stage will broadly establish buildings that:

- should remain on the protected buildings list;
- might be removed from the list;
- should be included on the protected buildings list.

The desk-top assessment will provide a short-list of buildings we need to survey (stage 4).

Stage 2 Public Consultation.

The main purpose of the consultation is to involve the public and gauge public opinion and attitudes towards the historic environment to help inform our approach to the following issues:

- what aspects of the historic environment are valued and what factors need to be taken into account when deciding whether to list a building or not?
- Would a lower level of protection for buildings of some special interest but not worthy of inclusion on the list or grading of buildings on the list be appropriate?

Stage 3 Criteria for inclusion or removal from the list.

We will formulate draft criteria for determining whether a building should be on the protected buildings list or not including a procedure for the ad-hoc listing of buildings whose special interest is under threat from development. The draft criteria will be published for public comment. Comments will be used to inform the final criteria to be reviewed and adopted by us so that each property is considered for the list in the same way. The final criteria will be published so that everyone knows how we decide whether a building should be included on the protected building list or not.

Stage 4 Survey.

This involves visiting the buildings on the short list identified in stage 1 and involves making a detailed written and photographic record of the interior and exterior of each building to enable us to assess their special interest.

Stage 5 Decision Making.

Based on the assessment, survey and published criteria, we will make one of the following recommendations:

- **Remove from the list.** Where an existing protected building does not meet the published criteria for adding to the list.
- **Retain on the list.** Where an existing protected building meets the published criteria it will be retained on the list.
- **Add to the list.** Where the building is not protected and meets the published criteria it will be added to the list.
- **Do not add to the list.** Where the building is not protected and does not meet the published criteria it will not be added to the list.

In order to achieve a number of short-term goals, the above stages may overlap or be undertaken in parallel with each other.

How long will the Review take and when will it happen?

The States Strategic Monitoring Report sets a key performance indicator for us to survey 10% of buildings each year. This could potentially mean the entire review takes up to ten years to complete, but we are currently looking at ways to complete the review in a shorter period of time

The Review commenced in 2011 and progress has been made on stages 1 and 2. We will regularly update our web-site to provide updates on our progress against our objectives.

What will happen when a building is added to the List?

We must notify the owner(s) and occupier(s) when

a building is added to the protected buildings list. Also we must place a notice in the Gazette Officielle. In the notification we will provide details of the right of appeal against the decision to include on the list as well as the grounds on which you are able to appeal and the period within which the appeal must be made.

How do I know if my building is already protected?

The list of protected buildings can be inspected at Sir Charles Frossard House or on-line at the States website. You can also search for protected buildings at www.gov.gg/built_natural_historic_environment

The Notice for each entry describes the location of the building and the extent of what is affected by the listing e.g. whether it is the whole building or the exterior, and whether any other buildings or structures are covered.

The planning requirements for protected buildings can be much higher than the requirements for other non-protected buildings. The Department's guidance note Your Protected Building (Conservation Advice Note 1) which can be found at the States Website www.gov.gg

How can I be involved?

We intend to consult the community on significant

work-streams. We will issue a media release as to the timings and details, and you will be able to keep in touch via our web site. You can also make suggestions for buildings to be added to the list.

Can I apply for a building to be considered for listing?

Due to the complexities of the project and the need for a systematic approach we would prefer not to consider adding to or removal from the list of individual buildings on an ad hoc basis, unless that building is under threat from development.

However, if you know of a building of historic, architectural, traditional or other special interest and would like it to be considered as part of the review, please write with the name and address of the building and all relevant information you have (history, photographs, architecture, designer, famous people who lived there etc.) to the address below or contact us at **pbsurvey@gov.gg**

Is it confidential?

All information relating to the internal recording of buildings remains confidential. We are not able to discuss the details of individual buildings with members of the public or the media without the written consent of the owner of the property.

Contact Us

The Office of the Development & Planning Authority

Sir Charles Frossard House

St Peter Port

GY1 1FH

Telephone 01481 717200

E-mail pbsurvey@gov.gg

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