

**WRITTEN QUESTION TO THE MINISTER FOR ENVIRONMENT
BY THE CONNÉTABLE OF ST. BRELADE
QUESTION SUBMITTED ON MONDAY 30th OCTOBER 2023
ANSWER TO BE TABLED ON MONDAY 6th NOVEMBER 2023**

Question

“Will the Minister advise what consideration was given to the preservation of a section of building on Broad Street and any discussions that took place in relation to the decision to retain the section of building; will he further state whether he considers that such preservation was financially prudent?”

Answer

Jersey has a rich historic environment that represents a distinctive, unique and irreplaceable resource. As a consequence of this, and the island’s commitment to international obligations to protect architectural heritage¹, successive island plans have established a policy regime that generally presumes against the loss of historic buildings.

Planning application P/2011/0817, submitted by LMN Jersey Investments Limited in June 2011, to construct an eight-storey building comprising of retail units and offices with basement parking at 19-29 Commercial Street and 31-41 Broad Street, St. Helier, proposed the loss of a number of historic buildings on the site.

This included the complete demolition and loss of 33 Broad Street²; and the partial demolition (all but the front façades) of 35 and 37 Broad Street³.

This planning application, which has been revised and renewed, was approved on 16 December 2011.

The development that was permitted by a renewal of this permission (RP/2020/1117) is now being implemented by virtue of the demolition that is being undertaken.

It is the façades of 35 and 37 Broad Street which now remain.

As can be seen from the above, their retention was part of the original planning application and is, thus, considered to be a commercial decision for the applicant.

¹ Jersey is a signatory to the [Convention for the Protection of the Architectural Heritage of Europe \(Granada, 1985\) - Culture and Cultural Heritage \(coe.int\)](#)

² 33 Broad Street, which has now been demolished, was a grade 3 listed building comprising a reasonably intact eighteenth century commercial building set in the rear yard with what was a principally 18th century interior, including in-and-out panelling, a mantle shelf, original ironmongery, beaded ceiling beams, a spiral staircase with continuous newel post and a complete timber roof of pegged construction.

³ 35 and 37 Broad Street were a remaining matching pair of late eighteenth / early nineteenth century granite buildings, with historic features, in this part of St Helier. The entirety of these buildings were listed at grade 3 (see [HE0068](#) and [HE0069](#)).