ONLINE VERSION

THE LAND PLANNING AND DEVELOPMENT (GUERNSEY) LAW, 2005

AND THE LAND PLANNING AND DEVELOPMENT (GENERAL PROVISIONS) ORDINANCE, 2007

NOTIFICATION OF GRANT OF PLANNING PERMISSION

PROPOSALS: Install interpretation board (protected building).

LOCATION: Grange Lodge Hotel, The Grange, St. Peter Port.

APPLICANT: Committee For Economic Development

This permission is granted under the terms of Sections 15 and 16 of the Land Planning and Development (Guernsey) Law, 2005 (the 'Law').

Date of Grant of Permission: 16/07/2018

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 23/05/2018 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Annotated photograph and block plan to show location of sign, smith signs drawing showing the dimensions, interpretation board template

Application Ref: FULL/2018/1434

Property Ref: A202500000

Conditions and reasons:-

1.All development authorised by this permission must be carried out and must be completed in every detail in accordance with the written application, plans and drawings referred to above. No variations to such development amounting to development may be made without the permission of the Authority under the Law.

Reason - To ensure that it is clear that permission is only granted for the development to which the application relates.

2.The development hereby permitted shall be begun within 3 years from the date of grant of this permission.

Reason - This condition reflects section 18(1) of the Land Planning and Development (Guernsey) Law, 2005 which states that planning permission ceases to have effect unless development is commenced within 3 years of the date of grant (or such shorter period as may be specified in the permission).

3.The development hereby permitted and all the operations which constitute or are incidental to that development must be carried out in compliance with all such requirements of The Building (Guernsey) Regulations, 2012 as are applicable to them, and no operation to which such a requirement applies may be commenced or continued unless (i) plans relating to that operation have been approved by the Authority and (ii) it is commenced or, as the case may be, continued, in accordance with that requirement and any further requirements imposed by the Authority when approving those plans, for the purpose of securing that the building regulations are complied with.

Reason - Any planning permission granted under the Law is subject to this condition as stated in section 17(2) of the Land Planning and Development (Guernsey) Law, 2005.

Expiry Date: This permission will cease to have effect on 15/07/2021 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

Effect of planning permission:

Section 18 of the Land Planning and Development (Guernsey) Law, 2005 ('the Law') defines the effect of the planning permission hereby granted, namely:

(1) Planning permission ceases to have effect unless the development permitted by it is commenced within a period of three years immediately following the date on which it is granted (or such shorter period as may be specified in the permission).

(2) Planning permission enures for the benefit of the land concerned and of every person for the time being having an interest in it.

(3) Any conditions subject to which planning permission is issued are enforceable in accordance with the provisions of Part V of the Law.

(4) Planning permission for the erection of a building is only permission to use it for the purpose specified in the permission or, subject to any restriction so specified, for any other purpose for which it is designed.

(5) Planning permission is only permission to carry out the development specified in it (subject to any conditions so specified), and does not imply the giving of any other approval or consent required under this Law or any other enactment or under any rule of law.

Right of appeal against planning decisions:

Your attention is drawn to the provisions of Section 68(1) of the Land Planning and Development (Guernsey) Law 2005, which provides a right of appeal, on the merits against a decision to grant planning permission subject to conditions (except a building condition), to the Planning Tribunal, which is independent of the States of Guernsey. An appeal to the Planning Tribunal under section 68 of the Law against this decision must be made before the expiry of the period of six months beginning with the date on which the Authority made this decision. The official Appeal Notice Forms are available on the States of Guernsey website at www.gov.gg/planningpanel and must be completed with all enclosures in multiples as requested and received within the six months deadline.

Copy of representations made:

In reaching this decision the Authority took into account any written consultations made under Section 11(1) of the Land Planning and Development (General Provisions) Ordinance, 2007 ('the Ordinance'). A copy of any consultation responses made under section 11 will be included with this decision in accordance with section 19 of the Ordinance.

Other Remarks:

Please note that any work which abuts or affects the public highway requires prior approval by Traffic and Highway Services. Please contact Traffic & Highway Services (highways@gov.gg) for further advice. You must also ensure that any access/es to the development are constructed to meet the existing road/footway levels in accordance with their requirements.

This document is not a Building Licence and confers no approval under the Building Regulations.

A separate Building Control Licence may be required and it is the responsibility of the developer to ensure that ALL necessary consents are obtained and that any pre-commencement conditions are discharged prior to development being commenced.

A J ROWLES

Director of Planning
Planning Service

States of Guernsey
Planning Service

PLANNING APPLICATION REPORT

Application No: FULL/2018/1434
Property Ref: A202500000
Valid date: 23/05/2018
Location: Grange Lodge Hotel The Grange St. Peter Port Guernsey GY1 1RQ
Proposal: Install interpretation board (protected building).

Applicant: Committee For Economic Development

RECOMMENDATION - Grant: Planning Permission with Conditions:

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Reason - To ensure that it is clear that permission is only granted for the development to which the application relates.

2. The development hereby permitted shall be begun within 3 years from the date of grant of this permission.

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3. The development hereby permitted and all the operations which constitute or are incidental to that development must be carried out in compliance with all such requirements of The Building (Guernsey) Regulations, 2012 as are applicable to them, and no operation to which such a requirement applies may be commenced or continued unless (i) plans relating to that operation have been approved by the Authority and (ii) it is commenced or, as the case may be, continued, in accordance with that requirement and any further requirements imposed by the Authority when approving those plans, for the purpose of securing that the building regulations are complied with.

Reason - Any planning permission granted under the Law is subject to this condition as stated in section 17(2) of the Land Planning and Development (Guernsey) Law, 2005.

OFFICER'S REPORT

Brief Description:
This application involves the installation of an interpretation board to the front elevation of the Grange Lodge Hotel, which is a Protected Building located within a Main Centre Inner Area and a Conservation Area.

Relevant History:
PAPP/2000/3796 – Erect a sign
Approved – 05/12/2000

Existing Use(s):
Visitor Economy Use Class 7: Serviced Visitor Accommodation

Assessment: *(Tick as appropriate)*

no representation	✓	visual amenity acceptable	✓
accords with policy	✓	no material neighbour impact	✓
within curtilage	✓	traffic not affected	✓
design acceptable	✓		

Conclusion/Brief comment:
The applicant property is a Protected Building and therefore the application must be considered against Policy GP5: Protected Buildings and the requirement under The Land Planning and Development (Guernsey) Law, 2005 that applications secure so far as possible that the special historic, architectural, and traditional or other special characteristics (including setting) are preserved.

The applicant property is located within a designated Conservation Area and therefore the application must be considered against Policy GP4: Conservation Areas and the requirement under The Land Planning and Development (Guernsey) Law, 2005 that special attention is paid to the desirability of preserving or enhancing the character and appearance of the area.

The proposed sign would be located on the front elevation of the property, which is set back approximately 13m from the highway and is itself within an external covered area. Due to the property being set back, and the boundary treatments with neighbouring properties, the location of the sign is only visible form a small area directly in front of the hotel. The sign would also be positioned behind a pillar, further limiting its visibility. On this basis, it is not considered that the proposed sign would result in detrimental effect to the visual amenity of the locality or to the character or appearance of the Conservation Area.

It is not considered that the proposed sign would result in a detrimental effect to the amenity of any neighbouring properties.

On the above basis, it is considered that the proposal conforms to the objectives of Policies GP4: Conservation Areas and GP8: Design.

The proposed sign would be fixed directly to the front elevation of the Protected Building and it is considered that it would be appropriately positioned so that it would not detrimentally affect the setting of the building. However concerns were raised regarding the method of fixing the sign to the building as no details had been provided with the application. The applicant has since provided additional information regarding the method of fixing, stating that it would be screwed onto the wall in the same manner as the existing boarding permit on the same wall. It is considered that this method of fixing would not result in an unnecessary amount of harm to the special interest of the building. Therefore it is not considered that the proposed sign would result in a detrimental effect to the Protected Building and conforms to the objectives of Policy GP5: Protected Buildings.

On the above basis, the proposed sign is considered to be acceptable under all policies.

All material considerations as set out in the Land Planning and Development (Guernsey) Law, 2005 and the Land and Planning (General Provisions) Ordinance 2007 have been taken into account in the assessment of this application.

Recommendation:
Grant with Conditions ☑

Date: 16/07/18