

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: Demolish extension to extend existing courtyard and create pedestrian access, alterations to fenestration and erect covered bike store to west elevation.

LOCATION: Provident House, Havilland Street, St Peter Port.

APPLICANT: Kingsway Ltd

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: 05/04/2022

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 07/03/2022 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Tyrrell Dowinton Associates: 2138 03.01A

Application Ref: FULL/2022/0299

Property Ref: A20190A000

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 04/04/2025 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



PLANNING APPLICATION REPORT

Application No: FULL/2022/0299
Property Ref: A20190A000
Valid date: 07/03/2022
Location: Provident House Havilland Street St Peter Port Guernsey
GY1 2QE
Proposal: Demolish extension to extend existing courtyard and create pedestrian access, alterations to fenestration and erect covered bike store to west elevation.
Applicant: Kingsway Ltd

RECOMMENDATION - Grant: Planning Permission with Conditions:

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).

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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 of the site:

Provident House is an office building situated to the west of Havilland Street. The property has a granite and render exterior with gables facing the road. Entrances to the office accommodation are situated in the south elevation of the building via a courtyard/public paved area which also serves Kingsway House. Many properties in Havilland Street are residential. A single-storey flat roof extension exists to the rear/west of the building which is served by double doors to the public courtyard area.

The application relates to the removal of the single-storey flat roof extension to the rear of the building, retaining the west boundary wall and the formation of a courtyard area to offer pedestrian access to the courtyard and cycle parking for the development. Alterations are also proposed to fenestration in the west elevation to account for the amalgamation of a number of office suites into one and the removal of the single-storey extension.

The site is located in the Main Centre and Conservation Area as designated in the Island Development Plan. The building is surrounded by Protected Buildings.

Relevant History:

FULL/2016/0616 - Enlarge existing window opening on south elevation – granted

FULL/2016/0573 - Enlarge existing window opening and fix new name stone on east elevation - granted

Existing Use(s):

Offices

Assessment: *(Tick as appropriate)*

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

Policies considered most relevant:

Island Development Plan policies:

MC4(A): Office Development in Main Centres

GP4: Conservation Areas

GP5: Protected Buildings
GP8: Design
GP9: Sustainable Development
IP6: Transport infrastructure and support facilities

Conclusion/Brief comment:

The alterations to an existing office building are supported by Policy MC4(A) of the Island Development Plan and the changes, outlined above, are in keeping with the existing building, represent a good standard of design that will preserve the character and appearance of the Conservation Area and will respect the local built environment in accordance with Policies GP4, GP8 and GP9 of the IDP.

The alterations will not have a detrimental impact on the amenities enjoyed by the occupiers of surrounding dwellings in line with Policies GP8 and GP9 and nor will the proposals have an adverse impact on the setting of any Protected Building in accordance with Policy GP5.

The provision of cycle parking to serve the development is supported by Policy IP6.

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.

In view of the above, it is recommended planning permission is granted for the proposed works.

Recommendation:

Grant with Conditions



Date: 05 April 2022

