

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: Erect illuminated signage to north-west elevation and signage to north and east elevation.

LOCATION: St James Office, St James, Rue Marguerite, St. Peter Port.

APPLICANT: Grant Thornton 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: 04/07/2023

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 13/09/2022 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Smith Signs - Signage Details for Signs 1, 2 & 3, site location plan, block layout plan.

Application Ref: FULL/2022/1727

Property Ref: A201130000

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.

4.Notwithstanding the information submitted and for the avoidance of doubt, all signage to which this permission relates shall be non-illuminated.

Reason - To clearly define the permission and that any form of illumination, whether by external or internal means, would not achieve a high standard of design and would cause harm to the character and appearance of the Conservation Area and setting of the adjacent Protected Buildings.

Expiry Date: This permission will cease to have effect on 03/07/2026 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/2022/1727
Property Ref: A201130000
Valid date: 13/09/2022
Location: St James Office St James Rue Marguerite Rue Marguerite St.
Peter Port Guernsey GY1 2NZ
Proposal: Erect illuminated signage to north-west elevation and signage
to north and east elevation.

Applicant: Grant Thornton 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).

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.

4. Notwithstanding the information submitted and for the avoidance of doubt, all signage to which this permission relates shall be non-illuminated.

Reason - To clearly define the permission and that any form of illumination, whether by external or internal means, would not achieve a high standard of design and would cause harm to the character and appearance of the Conservation Area and setting of the adjacent Protected Buildings.

OFFICER'S REPORT

Site Description:

The application site comprises a recently constructed office block which forms the corner of St. James Street and Rue Marguerite.

The property is located within a Conservation Area as designated in the Island Development Plan and is adjacent to protected buildings to the west, and St. James Church on the opposite side of the road.

Relevant History:

FULL/2019/0070	Erect office block with associated parking.	Granted
----------------	---	---------

Existing Use(s):

Office

Brief Description of Development:

Planning permission is sought to erect illuminated signage to front (north-west) elevation and signage to the side (north and east elevation) of the building.

The application was deferred over concerns regarding the illumination aspect of the signage when taking into account the sensitive surroundings.

The agent has clarified that the illuminated signage is to be located on the main entrance sign (No.1) only, fronting onto St James Street. The signage on the corner of the building and the entrance of the parking area is to be non-illuminated, signage No.2 and No.3 respectively. Despite the concerns raised, the agent has requested that the application be determined as submitted.

Relevant Policies of any Plan, Subject Plan or Local Planning Brief:

GP4 Conservation Areas
GP5 Protected Buildings
GP8 Design

Representations:

None

Consultations:

The Office of Environmental Health and Pollution Regulation comments:

"I have reviewed the proposed plans for the erection of illuminated signage to the north-west elevation and signage to the north and east elevation at the above site. I confirm that I do not wish to raise any issues or objections to the proposals.

Please do not hesitate to contact me at the above address should you require any additional information regarding this matter."

Summary of Issues:

- The effect of illuminated signage on the character and appearance of the Conservation Area and setting of protected buildings, and the precedent for other signage within the area and other sensitive surroundings.

Assessment against:

- 1 - Purposes of the law.**
- 2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.**
- 3 - General material considerations set out in the General Provisions Ordinance.**
- 4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).**

It is a requirement under the Land Planning and Development (Guernsey) Law, 2005, when considering applications affecting protected buildings, to secure so far as possible that the special historic, architectural, traditional or other special characteristics (including setting) are preserved. This duty is reflected in Policy GP5 of the IDP.

Policy GP4 (Conservation Areas) states that proposals for development within a Conservation Area will be supported where the development conserves and, where possible, enhances the special character, architectural or historic interest and appearance of the particular Conservation Area.

Furthermore, it is a requirement under the Land Planning and Development (Guernsey) Law, 2005, when considering applications affecting Conservation Areas that special attention shall be paid to the desirability of preserving and enhancing the character and appearance of that Area.

In terms of design (Policy GP8), the signs will be comprised of thin panels, with individual lettering stating 'Grant Thornton', together with the company's logo. The signs will be of various sizes and be placed in three different locations on the building. The signs are of a modern design to reflect the building style, are proportionate to the size of the building and would not unduly detract from the Conservation Area, or the setting of nearby protected buildings.

However, the incorporation of illuminated signage in this sensitive context would cause adverse harm to the traditional character and appearance of the Conservation Area, and therefore would not conserve or enhance the Conservation Area as required by Policy GP4 or the Law. In particular, the area is not characterised by illuminated fascia style signage and therefore the proposal would introduce a discordant element into the street scene.

In addition, the illumination would also detract from the setting of adjacent protected buildings given its proximity and relationship to traditional buildings. Incorporating this style of illumination would be at odds with the style of signage in the surrounding area and more importantly would, if approved, set an undesirable precedent for other illuminated signage in this particular sensitive location, and potentially other locations within the Conservation Area.

Consequently, it is considered necessary and reasonable to condition out the illuminated signage. This will enable the applicant to install the signage, albeit without any form of illumination.

Based on the above, the application is considered compliant with the relevant Island Development Plan policies, and accords with the purpose of the Law and material considerations; it is therefore recommended that planning permission be granted, subject to conditions.

Date: 04/07/23

