

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: Alterations to shop fronts, erect signage and double sided sign to north and east elevation and internal alterations (Protected Building).

LOCATION: Mappin & Webb, 16-18 High Street, St. Peter Port.

APPLICANT: Watches Of Switzerland

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: 17/01/2023

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 11/10/2022 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Quadrant Design: J001652-A1-03A, 04A & 08A
A2-00G & 01G, A4-00B, PL-00, PL-01, PL-02

Application Ref: FULL/2022/1917

Property Ref: A300190000+A300220000

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.The hoarding hereby approved shall be removed within two months from the date of installation, or as otherwise agreed in writing by the Authority.

Reason - In the interests of visual amenity and the character and appearance of the Conservation Area.

5.Details of any signage to be installed on the hoarding hereby approved shall be submitted to and agreed in writing by the Authority prior to the installation of the hoarding.

Reason - To prevent excessive, adhoc advertising on the hoarding during its installation, in the interests of visual amenity and the character and appearance of the Conservation Area.

Expiry Date: This permission will cease to have effect on 16/01/2026 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

Please ensure that you notify the Planning Service in writing of the date on which the hoarding is erected and subsequently removed from the site.

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/2022/1917
Property Ref: A300190000+A300220000
Valid date: 11/10/2022
Location: Mappin & Webb 16-18 High Street St. Peter Port Guernsey
GY1 1JU
Proposal: Alterations to shop fronts, erect signage and double sided sign
to north and east elevation and internal alterations (Protected
Building).
Applicant: Watches Of Switzerland

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. The hoarding hereby approved shall be removed within two months from the date of installation, or as otherwise agreed in writing by the Authority.

Reason - In the interests of visual amenity and the character and appearance of the Conservation Area.

5. Details of any signage to be installed on the hoarding hereby approved shall be submitted to and agreed in writing by the Authority prior to the installation of the hoarding.

Reason - To prevent excessive, adhoc advertising on the hoarding during its installation, in the interests of visual amenity and the character and appearance of the Conservation Area.

INFORMATIVES

Please ensure that you notify the Planning Service in writing of the date on which the hoarding is erected and subsequently removed from the site.

OFFICER'S REPORT

Brief Description of the site:

The properties known as '16-18 High Street' are three and a half and four and a half storey buildings which are located in the south west corner of the junction of High Street and Commercial Arcade. There are attached properties to the west and south and across the roads to the north and east. The property is located in the St Peter Port Main Centre, a Conservation Area and the Core Retail Area as defined in the Island Development Plan. The properties are also Protected Buildings.

Relevant History:

There is no relevant history pertaining to this application.

Existing Use(s):

Retail use class 10: general retail.

Assessment: *(Tick as appropriate)*

no representation
accords with policy
within curtilage
design acceptable

X
X
X
X

visual amenity acceptable
no material neighbour impact
traffic not affected

X
X
X

Policies considered most relevant:

MC6: Retail in Main Centres
GP4: Conservation Areas
GP5: Protected Buildings
GP8: Design
GP9: Sustainable Development

Conclusion/Brief comment:

This application is for some alterations to the shop fronts, erect new signage to the shop fronts and a double-sided sign along with internal alterations, plus the erection of temporary hoarding around the two facades of the building.

Although there are some works which involve the demolition of parts of the building, they are all modern alterations and additions that have occurred over the years. It is considered that the effect on the overall special interest of the protected buildings will be negligible and that outweighs the reasonable aspirations of the property owner.

The external works are limited and are not thought to impact on the special quality of the character and appearance of the surrounding conservation area.

The proposed hoarding is shown to be placed on land outside of the application site curtilage however, the land owners (in this instance Traffic and Highway Services) have agreed and a special licence is being sought to install the hoarding for a period of two months. With a licence in place and the consent of the land owners the temporary hoarding is considered acceptable having regard to the requirements of the Plan.

Confirmation has been received that the development proposed has been designed to take into account matters of energy efficiency and current Building Regulations in accordance with Policy GP9.

The proposals are considered to conform to the above policies of the Island Development Plan and grant of permission is recommended, subject to conditions.

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: 16/01/2023

