

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: Variation to previously approved plans to Extend and alter former office building to create 6 flats (residential use class 2) and Medical Centre with ancillary pharmacy (Public Amenity Use Class 18), erect bin/bike and plant store and create petanque pitch and parking area (Protected Building and Protected Trees) - increase floor area of plant room, fenestration alterations, additional rooflights and alterations to car park layout.

LOCATION: Grange Road House, La Grange, St. Peter Port.

APPLICANT: New Vision 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: 01/11/2023

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 31/01/2023 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Tyrrell Dowinton Associates: 2068 04.21E, 04.22E, 06.56, 06.57, 06.58, 04.01E, 04.02A, 04.14A, 04.15A, 04.09H, 04.10K & letter from Agent dated 8th September 2023.

Application Ref: FULL/2023/0244

Property Ref: A306970000+A30697A000

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 on or by 29/09/2025.

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.In accordance with the written agreement received from Tyrell Dowinton Associates on 22/08/2023 the internal works shown on the drawings are expressly omitted from this permission.

Reason - For the avoidance of doubt and to protect the special interest of the Protected Building.

5.Prior to the commencement of any work in connection therewith large scale joinery and construction drawings (1:20 elevations and 1:5 sections) of all new and replacement doors and windows and secondary glazing shall be submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - The information provided with the application does not include full details of the proposed features. This condition is imposed to make sure that new joinery is of satisfactory design in the interests of visual amenity, the character and appearance of the Conservation Area and the special interest of the Protected Building.

6.Prior to the commencement of work on the construction of the entrance block, details of the means by which the new structures would be attached to the existing walls shall be submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - The information provided with the application does not include full details of the proposed works. This condition is imposed to make sure that the proposals do not have a detrimental impact on the special interest of the Protected Building.

7.No cladding shall be brought to the site until such time as details of the type, texture and colour of the cladding material(s) to be used have been submitted to and agreed in writing by the Authority. The work shall be completed in accordance with the agreed details.

Reason - In the interests of visual amenity and to preserve the character and appearance of the Conservation Area and special interest of the Protected Building.

8. Prior to the commencement of any work in connection therewith details of the:

a) paving

b) steps

c) balustrades

shall be submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - The information provided with the application does not include full details of the proposed features. This condition is imposed to make sure that new external hard surfacing and associated balustrades is of satisfactory design in the interests of visual amenity, the character and appearance of the Conservation Area and the special interest of the Protected Building.

9.Prior to the commencement of any work in connection therewith details of the position and external appearance of all new vents and extractors shall be submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - The information provided with the application does not include full details of the proposed features. This condition is imposed to make sure that the flues do not detract from the special interest of the building or wider Conservation Area.

10.No joinery features, including partitions in the hall and bay rooms, cornices, picture rails, dados and skirting boards, shall be cut to accommodate the SVPs or riser services hereby approved. Associated fixtures and fittings shall be fitted around such features.

Reason - To preserve the fabric and special interest of the Protected Building.

11.The permission hereby granted relates only to the variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 30/09/2022, issued under planning application reference FULL/2022/1268, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variation/s only.

Expiry Date: This permission will cease to have effect on 29/09/2025 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

It is recommended that consideration be given to the construction of residential WCs and bathroom walls in order that this will allow for the installation of grab rails should they be required at a later date in order to address the requirements of the Lifetime Homes Standards. Furthermore, it is recommended that residential service controls are situated so that they are accessible in line with the recommendations of the Lifetime Homes Standards.

Re-pointing of stonework shall only be undertaken using a lime-based mortar. Should any other pointing material be proposed to be used advice should be sought from the Planning Service prior to the commencement of any repointing work as an alternative material may require the separate grant of planning permission and no work should be undertaken prior to any such application having been submitted to and determined by the Development & Planning Authority.

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/2023/0244
Property Ref: A306970000+A30697A000
Valid date: 31/01/2023
Location: Grange Road House La Grange St. Peter Port Guernsey GY1 1RQ
Proposal: Variation to previously approved plans to Extend and alter former office building to create 6 flats (residential use class 2) and Medical Centre with ancillary pharmacy (Public Amenity Use Class 18), erect bin/bike and plant store and create petanque pitch and parking area (Protected Building and Protected Trees) - increase floor area of plant room, fenestration alterations, additional rooflights and alterations to car park layout.

Applicant: New Vision 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 on or by 29/09/2025.

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. In accordance with the written agreement received from Tyrell Dowinton Associates on 22/08/2023 the internal works shown on the drawings are expressly omitted from this permission.

Reason - For the avoidance of doubt and to protect the special interest of the Protected Building.

5. Prior to the commencement of any work in connection therewith large scale joinery and construction drawings (1:20 elevations and 1:5 sections) of all new and replacement doors and windows and secondary glazing shall be submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - The information provided with the application does not include full details of the proposed features. This condition is imposed to make sure that new joinery is of satisfactory design in the interests of visual amenity, the character and appearance of the Conservation Area and the special interest of the Protected Building.

6. Prior to the commencement of work on the construction of the entrance block, details of the means by which the new structures would be attached to the existing walls shall be submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - The information provided with the application does not include full details of the proposed works. This condition is imposed to make sure that the proposals do not have a detrimental impact on the special interest of the Protected Building.

7. No cladding shall be brought to the site until such time as details of the type, texture and colour of the cladding material(s) to be used have been submitted to and agreed in writing by the Authority. The work shall be completed in accordance with the agreed details.

Reason - In the interests of visual amenity and to preserve the character and appearance of the Conservation Area and special interest of the Protected Building.

8. Prior to the commencement of any work in connection therewith details of the:
a) paving
b) steps
c) balustrades
shall be submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - The information provided with the application does not include full details of the proposed features. This condition is imposed to make sure that new external hard surfacing and associated balustrades is of satisfactory design in the interests of visual amenity, the character and appearance of the Conservation Area and the special interest of the Protected Building.

9. Prior to the commencement of any work in connection therewith details of the position and external appearance of all new vents and extractors shall be submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - The information provided with the application does not include full details of the proposed features. This condition is imposed to make sure that the flues do not detract from the special interest of the building or wider Conservation Area.

10. No joinery features, including partitions in the hall and bay rooms, cornices, picture rails, dados and skirting boards, shall be cut to accommodate the SVPs or riser services hereby approved. Associated fixtures and fittings shall be fitted around such features.

Reason - To preserve the fabric and special interest of the Protected Building.

11. The permission hereby granted relates only to the variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 30/09/2022, issued under planning application reference FULL/2022/1268, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variation/s only.

INFORMATIVES

It is recommended that consideration be given to the construction of residential WCs and bathroom walls in order that this will allow for the installation of grab rails should they be required at a later date in order to address the requirements of the Lifetime Homes Standards. Furthermore, it is recommended that residential service controls are situated so that they are accessible in line with the recommendations of the Lifetime Homes Standards.

Re-pointing of stonework shall only be undertaken using a lime-based mortar. Should any other pointing material be proposed to be used advice should be sought from the Planning Service prior to the commencement of any repointing work as an alternative material may require the separate grant of planning permission and no work should be undertaken prior to any such application having been submitted to and determined by the Development & Planning Authority.

OFFICER'S REPORT

Brief Description of the site:

The whole of Grange Road House is protected and is within the St Peter Port Conservation Area. The prefabricated building, bicycle shed and garage are not protected but are within the setting of the protected building.

Following the grant of planning permission to extend and alter Grange Road House, a former office building, to create 6 flats and a medical centre with ancillary pharmacy with associated car and cycle parking and amenity space permission was sought to amend the internal layout of the building, alter fenestration including additional rooflights, to enlarge the plant room and amend the car park layout. There are Protected Trees on the site and the building is protected.

The original submission did not sought to demonstrate an understanding of the special interest of the protected building in connection with this application. A Statement of Significance was submitted with the previous application.

Following the deferral of the application due to concerns relating to internal works the application has been amended. The covering letter and revised drawings (received 16/05/23) remove the plant room and bay-room windows from the proposal, the email of 22/08/2023 agrees to the omission of internal works from this application and amended plans to this effect were provided on 14/09/2023 although partitions to the hall and bay rooms remain part of the application submission to be considered.

The application has been accompanied by an Arboricultural Report and Timber and Damp Survey.

The site is located in the Main Centre and Conservation Area as designated in the Island Development Plan. The site is allocated for housing in the Island Development Plan.

Relevant History:

FULL/2021/1841 - Change of Use from offices (Use Class 15: Administrative, Financial and Professional Services) to 7 flats (Residential Use Class 2) and Medical Centre and ancillary pharmacy (Public Amenity Use Class 18) (Protected Building). Granted 09/11/2021.

FULL/2022/1268 – Extend and alter former office building to create 6 flats (residential use class 2) and Medical Centre with ancillary pharmacy (Public Amenity Use Class 18), erect bin/bike and plant store and create petanque pitch and parking area (Protected Building and Protected Trees). Granted 30/08/2022.

FULL/2023/0427 – alteration to vehicular access - granted

FULL/2023/1118 – Variation to previously approved scheme. Install plant equipment and screening to roof and alteration to fencing/gate and internal works to bike/bin store – granted

FULL/2023/1526 - Install electrical pillar to north of site. – under consideration

FULL/2023/1619 – Variation to previously approved scheme. Internal alterations (Protected Building) – under consideration

Existing Use(s):

Offices (use class 15)

Permission for change of use to Medical Centre and ancillary pharmacy (Public Amenity Use Class 18) (Protected Building) has been granted.

Assessment: *(Tick as appropriate)*

no representation

x

accords with policy

x

within curtilage

x

design acceptable

x

visual amenity acceptable

x

no material neighbour impact

x

traffic not affected

x

Policies considered most relevant:

Island Development Plan policies:

MC3: Social and Community Facilities in Main Centres and Main Centre Outer Areas

GP4: Conservation Areas

GP5: Protected Buildings

GP8: Design

GP9: Sustainable Development

IP7: Private and Communal Car Parking

IP9: Highway Safety, Accessibility and Capacity

CN11

Conclusion/Brief comment:

Replacement windows

The c.1900 (or earlier) window/door units of the high value ground and first floor bay rooms make a positive contribution to the special interest of the protected building. Their condition is such that they are capable of repair.

As per the letter received 16/05/2023 the proposed works to the bay room windows have been omitted from the scheme.

The easternmost ground floor door is a modern insertion which detracts from the building and the fanlight makes a neutral contribution. The replacement of this door/fanlight would be supported by Policy GP5, subject to large scale details if the scheme were acceptable in all other respects.

Partitions in the hall and bay rooms and lining works

These rooms are, respectively, very high and high value internally. Following the receipt of further information and revised plans in May 2023 the works have been assessed and accord with the aims of Policy GP5 in terms of the special interest of the Protected Building subject to conditions as appropriate.

Previously approved wall linings are confirmed to comprise thermal linings on a metal frame system which is considered acceptable.

Altered bike shed/plant room

As per the covering letter received 16/05/2023 the plant room works have been omitted from the proposals.

Alterations to parking

The alterations to parking layout would not have an unacceptable adverse effect on the special interest of this or neighbouring protected buildings. The works would not have an adverse impact on residential amenity or on the character and appearance of the Conservation Area.

It is noted that these changes to the car park layout (and drainage runs) would fall within the root protection area of Protected Trees. It is also noted that since the submission of the current application a separate application has been submitted and approved for alterations to the vehicular access. Although this scheme shows the omission of the petanque pitch the subsequent approval shows its retention.

ACLMS were consulted as part of the original planning application with amendments secured to protect the trees, a matter controlled by planning condition and which has been discharged by the Authority. ACLMS were also consulted on the approved scheme for changes to the vehicular access which also indicated, although greyed out as not being part of that application, the parking layout now shown. The level of parking in the RPA will be reduced as a result of this proposal and is considered acceptable.

Proposed pharmacy

As currently proposed the existing building is to be retained and modified, it would no longer represent the partial demolition of a protected Building. Only the east wall would be replaced along with roof coverings and fascias. The extent of internal alterations would not exceed the previous approvals. This part of the building is of low value and the changes would have a moderate impact. The resultant effect on overall special interest would be slight and represent a reasonable aspiration of the property owner in accordance with Policy GP5. It would be reasonable to impose a condition relating to external cladding.

Additional rooflights

Additional rooflights are proposed and relate to life-safety. The works represent a reasonable aspiration, will not result in unacceptable harm to the building in accordance with Policy GP5.

Conclusions

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 permission is granted for the proposed variation to the original permission subject to appropriate conditions:

- Details of replacement windows and doors including internal architraves and secondary glazing
- Details of the means by which the new entrance block will be attached to the existing walls
- Details of the cladding material for the pharmacy extension
- Details of all proposed paving, steps and balustrades
- Details of all new vents and extractors
- No cutting of any internal joinery features or partitions in the hall and bay rooms shall be carried out to accommodate the SVPs or riser services, such fixtures and fittings shall be fitted around the joinery items

Informative notes may be included relating to Lifetime Homes Standards and repointing using a lime based mortar.

Recommendation:

Grant with Conditions



Date: 26/10/2023

