

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, raise/alter roof form, install cladding, external steps, ramp and alterations to fenestration to extensions to south of building and internal alterations. (Protected Building).

LOCATION: Queen's Road Medical Centre, Queens Road, St. Peter Port.

APPLICANT: Mr J Doble

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: 20/08/2024

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 21/05/2024 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: DRP Architecture: 3191-WD-01A, 02, 03, 04 & 05.

Application Ref: FULL/2024/0919

Property Ref: A306550000

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 materials and method of construction to be used in the construction of the extended west boundary wall shall match as closely as possible as those of the existing west boundary wall.

Reason - To conserve the character and appearance of the Conservation Area.

5.No cladding shall be installed until such time as details of the type, texture and colour of the cladding materials 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 - To conserve the character and appearance of the Conservation Area.

6.No part of the development hereby permitted shall be used or occupied until the agreed cycle parking has been fully implemented.

Reason - To encourage the use of bicycles as an alternative to the car.

Expiry Date: This permission will cease to have effect on 20/08/2027 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/2024/0919
Property Ref: A306550000
Valid date: 21/05/2024
Location: Queen's Road Medical Centre Queens Road St. Peter Port
Guernsey GY1 1RH
Proposal: Demolish extension, raise/alter roof form, install cladding,
external steps, ramp and alterations to fenestration to
extensions to south of building and internal alterations.
(Protected Building).
Applicant: Mr J Doble

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 materials and method of construction to be used in the construction of the extended west boundary wall shall match as closely as possible as those of the existing west boundary wall.

Reason - To conserve the character and appearance of the Conservation Area.

5. No cladding shall be installed until such time as details of the type, texture and colour of the cladding materials 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 - To conserve the character and appearance of the Conservation Area.

6. No part of the development hereby permitted shall be used or occupied until the agreed cycle parking has been fully implemented.

Reason - To encourage the use of bicycles as an alternative to the car.

OFFICER'S REPORT

Brief Description of the site:

Planning permission is requested to demolish an existing extension and to alter the roof form/replace the roof of the existing (non-protected) roofs to the rear, install Viroc cladding to the exterior of the single-storey extensions, alterations to the fenestration of the single storey extensions, internal alterations to the protected building, install external steps and ramps, install a bicycle store and bin store and create outdoor play areas including resurfacing a section of the existing car park and install timber fencing.

The Queen's Road Medical Centre comprises of a traditional building fronting onto La Grange to the north with later single storey extensions to the rear (south) and an associated parking area to the rear (south) with access via Queen's Road. The site is located within the St Peter Port Main Centre Inner Boundary and Conservation Area. The whole building fronting onto La Grange to the north is protected but the 20th century rear extensions are excluded from the listing.

Relevant History:

18/03/2024 – PREA/2024/0264 – Pre-application enquiry regarding replace roofs and external cladding and internal alterations.

Existing Use(s):

Public amenity use class 18: non-residential health/welfare services

Assessment: *(Tick as appropriate)*

no representation
accords with policy
within curtilage
design acceptable

✓
✓
✓
✓

visual amenity acceptable
no material neighbour impact
traffic not affected

✓
✓
✓

Policies considered most relevant:

MC3: Social and Community Facilities in Main Centres and Main Centre Outer Areas
GP4: Conservation Area
GP5: Protected Building
GP8: Design
GP9: Sustainable Development
IP7: Private and Communal Car Parking

Conclusion/Brief comment:

The proposal would result in the conversion of the existing medical practice into a children's nursery. Both the existing and proposed uses fall within Public amenity use class 18 and therefore planning permission is not required for a change of use.

Policy MC3 supports the extension, alteration or redevelopment of existing social and community facilities.

The roof to be re-roofed and walls to be re-clad do not form part of the protected building. Details of the replacement wall cladding will be required, this can be dealt with by condition. Pending the submission of suitable details, the proposed removal and replacement of the roof and wall cladding is unlikely to have any adverse effects on the setting of the protected building and the character and appearance of the Conservation Area.

The bike store, bin store and low fencing surrounding the play areas achieves a good standard of design and would not form overly prominent features from public viewpoints. The proposal would conserve the character and appearance of the Conservation Area and would have no adverse effects on the setting of the protected building, in accordance with Policies GP4, GP5 and GP8.

The application is supported by a Statement of Significance, which includes an impact assessment. Whilst some of the elements of the Statement of Significance assign values lower than the value that the Planning Service would assign, it is

agreed that the overall impact on the special interest of this protected building would be outweighed by the reasonable aspirations of the property owner/benefits of the development. The proposal accords with Policy GP5.

The revised car and bicycle parking provision remains suitable for the proposed use. Although there is no material change of use of the building itself, given the proposed changes to the external areas, including parking/cycle parking it is considered reasonable to require the cycle parking to be provided as part of these development proposals and to serve the intended use.

Information has been submitted to demonstrate that the design has taken into account the use of energy and resources, in accordance with Policy GP9.

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

It is recommended that the application is approved.

Recommendation:

Grant with Conditions



Date: 19/08/2024