

THE LAND PLANNING AND DEVELOPMENT (GUERNSEY) LAW, 2005

AND SECTION 19 OF THE LAND PLANNING AND DEVELOPMENT (GENERAL PROVISIONS) ORDINANCE, 2007

NOTIFICATION OF REFUSAL OF PLANNING PERMISSION

PROPOSALS: Demolish and rebuild chimney to east gable, replacement roof covering and dormers to main dwelling and internal alterations/repairs (Protected Building) (Retrospective).

LOCATION: No 8 Union Street, St. Peter Port.

APPLICANT: Eaton Place Investments Ltd

I refer to the application referred to below received as valid on 07/10/2024 regarding the above proposals as described more fully in the application and drawings referred to below.

Date of refusal of permission: 10/10/2025

Drawing Nos: Arctech Freelance Architecture - OF-24-1165-03A, 04A.

Application Ref: FULL/2024/1587

Property Ref: A301870000

The Development & Planning Authority has decided to refuse your application under the provisions of section 16 of the Land Planning and Development (Guernsey) Law, 2005 for the following reasons:-

1. Despite repeated requests, insufficient information has been submitted to demonstrate that the proposed work will not have an adverse effect on the special interest of the Protected Building or that the harm to the Protected Building is outweighed by the economic, social or other benefits of the development. The proposal therefore conflicts with Policy GP5: Protected Buildings of the Island Development Plan.

OTHER REMARKS:-

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, against a decision to refuse an application for planning permission or outline planning

permission to the Planning Tribunal on the merits. 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.

Copy of representations made

In reaching this decision the Development & Planning 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 to the Authority under section 11 will be included with this decision in accordance with section 19 of the Ordinance.

A J ROWLES

Director of Planning
Planning Service



PLANNING APPLICATION REPORT

Application No: FULL/2024/1587
Property Ref: A301870000
Valid date: 07/10/2024
Location: No 8 Union Street St. Peter Port Guernsey GY1 2PS
Proposal: Demolish and rebuild chimney to east gable, replacement roof covering and dormers to main dwelling and internal alterations/repairs (Protected Building) (Retrospective).
Applicant: Eaton Place Investments Ltd

RECOMMENDATION - Refusal with Reasons:

REASONS FOR REFUSAL

1. Despite repeated requests, insufficient information has been submitted to demonstrate that the proposed work will not have an adverse effect on the special interest of the Protected Building or that the harm to the Protected Building is outweighed by the economic, social or other benefits of the development. The proposal therefore conflicts with Policy GP5: Protected Buildings of the Island Development Plan.

OFFICER'S REPORT

Site Description:

The property known as '8 Union Street' is one half of a pair of semi-detached four and a half storey dwellings including lower ground floor level. The other semi is attached to the west and there is another neighbour to the east and a church hall across the road to the north. The property is located in the St Peter Port Main Centre and Conservation Area as defined in the Island Development Plan. No. 8 Union Street is also a Protected Building.

Relevant History:

There is no relevant history pertaining to this application.

Existing Use(s):

Residential use class 2: flats.

Brief Description of Development:

This is a retrospective application to demolish and rebuild the east gable chimney, replacement of the roof covering and dormers and some internal alterations and repairs.

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

GP4: Conservation Areas
GP5: Protected Buildings
GP8: Design
GP9: Sustainable Development
GP13: Householder Development

Representations:

None

Consultations:

None

Summary of Issues:

- Design of the development.
- Effect on the special interest of the Protected Building.

Assessment against:

1 - Purposes of the law.

The objectives of the Law, as set out in Section 1(2), have been considered and this forms part of the assessment of policy issues as set out in 2 below.

2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.

This application was made valid in October 2024, when works to the roof were already underway, making the application retrospective.

The application was deferred to request further information, which was not submitted. A meeting was subsequently held on site with the agent to discuss the application and next stages and it was agreed that the additional requested reports would be submitted once the opening up work had been carried out, and surveyors had had a chance to assess the necessary works required. A further structural report could also be submitted at this time regarding the structural integrity of the insitu timbers.

Shortly after this meeting the Authority was notified that the agent was no longer acting on behalf of the applicant.

A letter and email were sent to the applicant from the Service, requesting a timeline of when the opening up and Timber Treatments work were to be carried out (as previously discussed on site) and requesting a time scale regarding the submission of the additional set of reports. No response has been received from the applicant.

A further meeting was held on site with the contractor. The works to the chimney and the opening up works – as per drawings OF-24-1165-03A & 04A were permitted under Class 5 of the Land Planning and Development (Exemptions) Ordinance, 2023.

Works to the roof, dormers and windows also submitted as part of this application, do require formal approval and were beyond the scope of Class 5 of the above Ordinance. The information in relation to these works and as previously requested has however not been forthcoming.

There has been no recent communication from the applicant and in the absence of the required information the Authority is obliged to determine the planning application and the recommendation is one of a refusal.

Despite repeated requests, insufficient information has been submitted to demonstrate that the proposed work will not have an adverse effect on the special interest of the Protected Building or that the harm to the Protected Building is outweighed by the economic, social or other benefits of the development. The proposal therefore conflicts with Policy GP5: Protected Buildings of the Island Development Plan.

3 - General material considerations set out in the General Provisions Ordinance.

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. Where relevant the issues are considered in section 2 above.

4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).

The proposal would have no impact on Protected Trees or Monuments or on SSS's.

Date: 09/10/2025