

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: Raise and alter roof form, internal and fenestration alterations to outbuilding/doghouse. Raise section of wall, internal and fenestration alterations to main dwelling/estate office block. Install rooflights, re-cover section of roof, internal and fenestration alterations and erect plant cupboard to north-east elevation to Hill Top House (Protected Building).

LOCATION: St George, Rue Des Deslisles, Castel.

APPLICANT: St George 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: 11/03/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 03/01/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: CCD Architects - 3880 PL01 C, 02 B, 03 C, 04 C, 05 B, 06 B, 07, 08, 09, 10 A, 11 F, 12 E, 13 E, 14 C, 15 D, 16, 19, 22, 23A.

Application Ref: FULL/2024/2126

Property Ref: D009430000

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.Prior to the commencement of any work in connection therewith details of the all new and replacement internal and external windows and doors (1:20 elevations and 1:5 sections) 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 - In the interests of the special interest of the protected building.

5.Prior to the commencement of any work in connection therewith details of the area of paving to the west of Wishing Well shall be submitted to and agreed in writing by the Authority. Only those materials agreed in writing by the Authority shall be used in carrying out the development.

Reason - To preserve the setting of the Protected Building.

6.Prior to the commencement of any work in connection therewith a specification for the lining of the internal faces of the external walls of Wishing Well 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 - To preserve the special interest of the protected building.

7.Prior to the commencement of any work in connection therewith details of the routes to be taken by ducting serving the air conditioning units 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 - To preserve the special interest of the protected building.

8. Prior to the commencement of any work in connection therewith details of replacement balusters and stair panelling 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 - To preserve 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 - To preserve the special interest of the protected building.

Expiry Date: This permission will cease to have effect on 10/03/2028 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/2024/2126
Property Ref: D009430000
Valid date: 03/01/2025
Location: St George Rue Des Deslisles Castel Guernsey GY5 7PH
Proposal: Raise and alter roof form, internal and fenestration alterations to outbuilding/doghouse. Raise section of wall, internal and fenestration alterations to main dwelling/estate office block. Install rooflights, re-cover section of roof, internal and fenestration alterations and erect plant cupboard to north-east elevation to Hill Top House (Protected Building).

Applicant: St George Ltd

RECOMMENDATION - Grant: Planning Permission with Conditions:

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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.

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OFFICER'S REPORT

Brief Description of the site:

The main house at St George appears as two-storey from the front façade which has gable features either side of the front portico with balcony railings above. There are six over six pane timber sash windows to both bays and a multi-pane door providing access above the portico. The rear façade is rendered with a projecting central three storey extension incorporating four over four sashes and faces north onto a courtyard area with stone wall to the north mono-pitched roof element to either side (east and west). The west element connects to the single-storey, flat roof pool extension which incorporates roof lantern over.

The west façade is three storeys in height with a render exterior with quoin details and stone lintels/cills to the windows, flat roof dormers, multi-pane sash windows and a first floor terrace area above the single-storey flat roof element which has decorative French doors set between columns leading out onto a patio area and is situated to the south of the poolhouse. Whilst the east façade is similar in many respects is it more enclosed and private, with a small terrace area whilst the west façade looks out over the lawns, sloping down to a formal, square pond.

Beyond the main house courtyard is another cluster of buildings, with lean-to glasshouse and thatched cottage to the east, estate office and garage to the north and dog house, further garage/store and attached pitched roof building with a pantile roof enclosing this cluster, to the west.

There are various paths and roadways around the site providing access as needed, away to the northwest, beyond the formal rose garden is a tennis court with associated building which has an asymmetrical pantile roof and to the north of that is a garage/equipment store and a single-storey building known as the bothy. To the west of the tennis court is Hill Top Cottage which has a stone exterior and ornate, gothic style fenestration. The north elevation of this cottage is blank.

The application relates to works to various buildings at St George and the submission has been accompanied by a Statement of Significance.

Main dwelling and estate office

Raise section of wall

Internal alterations

Alterations to fenestration

Doghouse

To raise the roof and alter the roof form

Internal alterations

Alterations to fenestration

Hill Top House

Install rooflights

Re-cover section of roof

Internal alterations

Alterations to fenestration

Erect plant cupboard to north-east elevation to Hill Top House

The site is located Outside of the Centres as designated in the Island Development Plan. The whole building known as St. George and the walls surrounding the courtyard and various other features and buildings on the estate are Protected. Hill Top Cottage is not a protected building.

Relevant History:

The property has a long and varied planning history, applications for alterations to accesses, fencing, hedges etc have not been included here.

PAPP/2007/3616 and HAPP/2007/3617 – extend and alter dwelling – granted

PAPP/2008/2135 and HAPP/2008/2136 – extend and alter dwelling – granted

PAPP/2008/2416 and HAPP/2008/2594 – install a swimming pool and garden room – granted

PAPP/2009/0144 and HAPP/2009/0146 – alterations to courtyard buildings (create two units of guest accommodation) – granted

PAPP/2009/0401 – demolish and rebuild outbuildings – granted

HAPP/2009/0564 – internal alterations – granted

PAPP/2009/0955 – demolish existing and erect new dwelling (St George's Cottage) – granted

FULL/2009/4109 – demolish existing and erect new dwelling (revised scheme) St George's Cottage) – granted

FULL/2009/1151 – demolish greenhuose and erect palm house - granted

FULL/2009/1607 – alterations and extension to existing squash court – granted (subsequent variation application to omit verandah, install timber cladding to gable and lean-to roof to equipment store)

FULL/2011/2750 – subdivide St George's Cottage into two residential units – granted

FULL/2012/0384 – Demolish dwelling and erect two semi-detached dwellings – granted

FULL/2014/2865 – Install dormer window and external staircase to squash court building - granted

CURT/2021/2242 – definition of curtilage

FULL/2025/0177 - Erect pergola/canopy to south-west of property, install external steps to west of property. (Protected Building) – under consideration

FULL/2025/0182 - Raise roof ridge height to south-east elevation, erect extension/store at 1st floor level to north-west elevation, erect balcony at 1st floor level to south-west elevation, install rooflights and alterations to fenestration to outbuilding/gym to north-west of dwelling (Protected Building) – under consideration

FULL/2025/0183 – Install CCTV cameras across the site – under consideration

Existing Use(s):

01 dwellinghouse

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:

GP5: Protected Buildings

GP8: Design

GP9: Sustainable Development

GP13: Householder Development

Conclusion/Brief comment:

The value of elements of the building has been assessed against the magnitude of impact of the works to establish the effect of the development on the overall special interest of the protected building. The matrix on page 16 of BS 7913:2013 is a useful tool for this purpose

The works outlined above and shown on the application drawings are considered to represent a reasonable aspiration of the property owner that outweighs the harm to special interest and comply with Policy GP5. The replacement of the estate office west door accords with Conservation Note 11 and Policy GP5.

The works represent a high standard of design that respects the local built environment and open landscape concerned. The proposals will not result in harm to the amenities of any surrounding residential neighbours in line with the aims of Policies GP8, GP9 and GP13 of the Island Development Plan.

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.

In view of the above it is recommended permission is granted subject to planning conditions.

Recommendation:

Grant with Conditions



Date: 03/03/2025

