

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: Install fascia signs and hanging signs, internal alterations (vinyl signs and LED lighting) to south elevation (Protected Building) (Revised Scheme).

LOCATION: Superdrug Store, Nelson Place, 19 Smith Street, St. Peter Port.

APPLICANT: Superdrug Stores PLC

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: 25/02/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 24/01/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: A7 Architecture Limited - 24-1569 PD/01A, PD/02A

Application Ref: FULL/2025/0128

Property Ref: A113480000

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.

Expiry Date: This permission will cease to have effect on 25/02/2028 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/2025/0128
Property Ref: A113480000
Valid date: 24/01/2025
Location: Superdrug Store Nelson Place 19 Smith Street St. Peter Port
Guernsey GY1 2JG
Proposal: Install fascia signs and hanging signs, internal alterations (vinyl signs and LED lighting) to south elevation (Protected Building) (Revised Scheme).
Applicant: Superdrug Stores PLC

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.

OFFICER'S REPORT

Brief Description of the site:

Nelson Place is the former Post Office on north side of Smith Street, running back to Forest Lane. The property is a two-storey building with a double frontage onto Smith Street. Modern shopfronts exist at street level with decorative façades.

The existing façade of the building is a coherent architectural composition. A shopfront has been designed as part of this composition with a fascia at first floor level between the Pallisters (and contains the lettering 'Post Office'), a detail that is replicated at second floor level (and contains the lettering 'Nelson Place').

The site is located in the Main Centre Inner Boundary, Archaeological Area and Conservation Area as designated in the Island Development Plan. Nelson Place is a Protected Building.

Relevant History:

FULL/2017/1921 - Change of use of upper floors to provide 4 residential units (Protected Building) – granted (including subsequent variation applications)

FULL/2017/2321 - Refurbishment of building and replace roof, fascias and gutters. (Protected Building) – granted

FULL/2024/1810 - Install fascia signs, wall and hanging signs, internal alterations (vinyl signs and LED lighting) to south elevation (Protected Building) – refused.

1. The large fascia sign would obscure a feature of the protected building harmful to its architectural composition and contrary to Policy GP5
2. The proliferation of wall signs across the site frontage, to either side of the recessed doorways to both shopfronts, would appear unduly obtrusive and incongruous harmful to the conservation area and contrary to GP4, GP8a. and GP9 b.

Existing Use(s):

General retail
2 Flats

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:

Island Development Plan policies:

MC6: Retail in Main Centres

GP4: Conservation Areas

GP5: Protected Buildings

GP8: Design

GP9: Sustainable Development

Consultation:

Office of Environmental Health and Pollution Regulation - do not wish to make any comments or raise any objections to the proposals.

Conclusion/Brief comment:

This revised application relates to the installation of two new fascia signs and a double sided hanging sign to existing hanging sign bracket.

Advertising vinyls are proposed to be applied internally to shop windows along with LED lighting around the interior perimeter of the window apertures. The existing frontage, which is cream painted with blue stall risers below the shop windows is to be repainted in black as are the existing doors and associated side panels.

In this case, the proposals must also satisfy the terms of Policies GP4 and GP5 of the Plan, and meet the statutory duties with regard to conservation areas and protected buildings set out within Sections 34, 35 and 38 of the Law. Policy GP8 (Design) would also be relevant.

Signage is important in commercial areas, being informative and contributing to interest and vitality in the street scene. Nonetheless, inappropriately situated signage, signs that are poorly designed or a proliferation of signs can have a detrimental impact on the locality.

The obscuring of the 'Post Office' lettering is accepted, given that it would be retained behind the fascia sign and the revised proposal with a fascia sign to Nelson Place in between the architectural pilasters represents a good standard of design that will not result in harm to the architectural composition of the building and complies with the requirements of the IDP.

Policy GP5 will be met where there is no adverse effect on the overall special interest of a protected building. The revised signage proposals represent a reasonable aspiration of the property owner and accord with Policy GP5. The internal LED lighting relates to works to a protected building but based on the information supplied would not result in harm to the fabric of the building in line with Policy GP5.

The proposed hanging sign is considered acceptable and would not be harmful to the protected building or Conservation Area.

The vinyls to be applied to the interior of the shop windows are also exempt (less than 25% of the overall area of glazing).

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.

Recommendation:

Grant with Conditions



Date: 24/02/2025