

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 signage to north-west and south elevations (revised scheme).

LOCATION: Martello Court, Admiral Park, St. Peter Port.

APPLICANT: Butterfield Bank (Guernsey) Limited

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: 28/03/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 24/02/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Axis Mason - 4470 100- P2, 005-P3

Application Ref: FULL/2025/0310

Property Ref: A104920000

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.For the avoidance of doubt, the advertisements to which this permission relates shall not be illuminated by internal or external means at any time.

Reason - To clearly define the permission and to ensure that the development achieves an acceptable standard of design and respects the character and appearance of the building and wider area.

Expiry Date: This permission will cease to have effect on 27/03/2028 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/2025/0310
Property Ref: A104920000
Valid date: 24/02/2025
Location: Martello Court Admiral Park St. Peter Port Guernsey GY1 3QJ
Proposal: Install signage to north-west and south elevations (revised scheme).

Applicant: Butterfield Bank (Guernsey) Limited

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. For the avoidance of doubt, the advertisements to which this permission relates shall not be illuminated by internal or external means at any time.

Reason - To clearly define the permission and to ensure that the development achieves an acceptable standard of design and respects the character and appearance of the building and wider area.

OFFICER'S REPORT

Site Description:

The application site consists of a multi-storey office block, known as Martello Court, which forms part of the Admiral Park complex. The building was built between 2004 and 2006, and lies to the west of Les Banques and to the east of Rue de Vega. The architectural design consists of a sleek, crisp, modern office building. The combination of a mix of steel and glass, finished with polished stone slabs on the exterior creates a minimalistic style and appearance.

The property is located in a Main Centre Outer Area as designated in the Island Development Plan.

Relevant History:

FULL/2024/1717	Install signage to north and south elevations	Refused
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Existing Use(s):

Office.

Brief Description of Development:

Permission was sought in 2024 to install signage on both the north and south elevation of the building.

The signage was for Butterfield Bank, and included the company's name and logo. Both the logo and name were to be installed at high level, on prominent areas on the north and south elevations of the building, which faced out towards Les Banques.

The lettering was 200mm high, with the logo 400mm high. The width was not specified on the drawings submitted but appeared to be approximately 2400mm in length (including the logo and company name) on the north elevation, and approximately 2500mm in length on the south elevation. The arrangement or layout of the logo and company name was different on both elevations.

The application was refused for the following reason:

The position of the proposed advertisements would be at high level and they would be prominent on both the north and south facades of the building. The size and position of the proposed signage does not respect the architectural design, composition and style of the existing office building, and thus would adversely affect the character and appearance of the building, and its effect on the surrounding built environment, contrary to Policy GP8: Design of the Island Development Plan. If approved, the application could also result in a proliferation of inappropriate signage and would set an undesirable precedent for the wider area.

Following the refusal, planning permission is sought to install signage to north-west and south elevations as part of a revised scheme. The agent has lowered the height of the signs to replicate fascia style signage, at first floor level. It is also confirmed in the agent's letter of 10th February 2024 that Butterfield Bank are the sole tenant in the building and no further signage is required to be displayed externally on the building. This has also been corroborated by a member of Butterfield Bank.

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

GP8	Design
MC4(B)	Office Development in Main Centre Outer Areas

Representations:

None.

Consultations:

None.

Summary of Issues:

- Whether the design of the proposed development is acceptable.
- The impact of the development on the character and appearance of the area.

Assessment against:

- 1 - Purposes of the law.
- 2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.
- 3 - General material considerations set out in the General Provisions Ordinance.
- 4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).

Policy and legal context:

The Island Development Plan was adopted in 2016. The current application is assessed under the relevant IDP policies. Policy GP8 supports development which respects and, where appropriate, enhances the character of the environment. Proposals for new development will be expected to achieve a good standard of architectural design.

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 considered in the assessment of this application.

Section 13 to Part IV of The Land Planning and Development (General Provisions) Ordinance, 2007, sets out a number of general material considerations, the following of which are considered to be relevant in this instance:

- (b) the character and quality of the natural and built environment which is likely to be created by the development,
- (c) the appropriateness of the development in relation to its surroundings in terms of its design, layout, scale, siting and the materials to be used,
- (d) the likely effect of the development on the character and amenity of the locality in question.

Policy MC4(B) (Office Development in Main Centre Outer Areas) states that 'proposals to extend, alter or redevelop existing office accommodation will be supported in Main Centre Outer Areas.'

Assessment:

As set out in the officer's report as part of application FULL/2024/1717:

"it is evident that the office building in question has been designed to achieve a holistic, clean and minimalistic design, by virtue of incorporating a limited number of materials, including steel, glass and polished stone slabs on the exterior, and has repeated these materials in different areas on both elevations. The design of the building today remains true to its intended purpose."

With regards to the issue of precedent with regards to other businesses operating within the same office building and may also seek to install similar advertisements (as set out in the officer's report as part of application FULL/2024/1717); the agent has confirmed that Butterfield Bank are the sole tenant in the building and no further signage is required to be displayed externally on the building. This has also been corroborated by a member of Butterfield Bank in attempt to alleviate these concerns.

It is still the understanding and viewpoint that the size of the proposed signs are limited when compared to the scale and mass of the office building, although they

will inevitably introduce a discordant element to the architectural style and design of the office building. However, the position of the advertisements have been lowered sufficiently, and are on less prominent areas on the building than the former application (FULL/2024/1717). Consequently, both signs would be more akin to fascia level signage which is visible in and around Admiral Park, and in the wider area of Town.

Consequently, the introduction of signage on a building that has been designed to achieve a holistic, clean and minimalistic design will have a negative effect on its architectural coherence and design context. Although, when taking into account the revisions made to the proposal, coupled with the general support in favour of office development; the degree of harm would not be significant to justify refusal in this instance. It is however necessary and reasonable to ensure that the signs are not illuminated which would accentuate these discordant elements on the building, which would further detract from the building's architectural coherence, composition, and design context.

Based on the above, the application is not considered to have an unacceptable impact on both the character and appearance of the office building and the surrounding area. The proposal is considered to achieve a good standard of design, for the purposes of Policy GP8 and is compliant with the relevant Island Development Plan policies, and accords with the purpose of the Law and the Material Planning Considerations. It is therefore recommended that planning permission be granted, subject to conditions.

Date: 28/03/25