

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 external lights and security cameras to east elevation at ground and 5th floor level (Protected Building).

LOCATION: Creaseys, High Street, St. Peter Port.

APPLICANT: Creaseys

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: 30/04/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 13/03/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Block and Location Plan, C8 42456-E-LX-L-03 P1, Collingwood Lighting Details & HikVision Lighting Details

Application Ref: FULL/2025/0383

Property Ref: A300100000+A300110000

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 29/04/2028 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/2025/0383
Property Ref: A300100000+A300110000
Valid date: 13/03/2025
Location: Creaseys High Street St. Peter Port Guernsey GY1 2JZ
Proposal: Install external lights and security cameras to east elevation at ground and 5th floor level (Protected Building).

Applicant: Creaseys

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.

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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.

OFFICER'S REPORT

Brief Description of the site:

The application relates to the installation of new external lighting and wall mounted CCTV cameras to the east elevation of Creasey's, High Street, St Peter Port, which is a Protected Building. The lights and cameras are proposed to the ground floor across the entire width of the building, and also centrally to the 5th (top) floor to facilitate the balcony area.

The site is located in the Main Centre Inner Area and Conservation Area as designated in the Island Development Plan.

Relevant History:

FULL/2024/1832- Internal alterations to north of level 4 (Protected Building)

FULL/2024/1718- Alterations to shop front to west elevation

FULL/2022/1573- Variations to previously approved plans for change of use from financial services (use class 15) and residential flat (use class 2)

FULL/2019/1602- Change of use from financial services (use class 15) and residential flat (use class 2) to general retail (use class 10). Extension including to provide rooftop cafe and terrace and alterations to fenestration, alterations to east (Quayside) shop front (units 15-19) and internal alterations (protected building).

Existing Use(s):

10 General Retail

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:

GP4: Conservation Areas

GP5: Protected Buildings

GP8: Design

GP9: Sustainable development

Consultations:

The Office of Environmental Health and Pollution Regulation were consulted on the proposal and advised:

I have reviewed the proposed plans for the installation of external lights and security cameras to the east elevation of the above site. I confirm that I do not wish to raise any objections to the proposals.

Conclusion/Brief comment:

The site is currently undergoing extensive refurbishment which means that hoardings and scaffolding are currently enclosing some of the areas in which the new lighting and cameras are proposed, but historical photographs and the officer's knowledge of the site is considered sufficient to base the assessment on.

The building forms part of a continuous line of buildings that face the Quay. Many of these buildings have existing external lighting at ground floor to help illuminate the entrances which spill out onto the adjacent pedestrian pavement and al-fresco areas. The proposal limits external lighting to the ground floor with minimal illumination to the top floor balcony. Given the existing lighting in this part of the Conservation Area it is unlikely to harm its character and appearance.

The lighting proposed is largely to facilitate emergency exit signage, lighting for deliveries with low level up/down lights along the ground floor frontage and the 5th floor balcony. These lights are not considered to have any material impact on the special interest of the historic building, and nor will they have an adverse visual impact due to the small scale and low-level of lighting proposed. Similarly, the proposed CCTV dome cameras are not visually intrusive and are a small-scale development which is acceptable in relation to all relevant policies.

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.

Recommendation:

Grant with Conditions



Date: 30/04/2025

