

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: Change of use of ground floor from office to 2 residential flats (Use Class 2) and associated works.

LOCATION: Brook House, Les Camps, St. Martin.

APPLICANT: Guernsey View 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: 13/05/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 26/03/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Strategic Planning & Property Ltd - 2507 01.01, 03.01

Application Ref: FULL/2025/0506

Property Ref: J00166D000

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.Notwithstanding the approved plans, full elevations and details of appropriate secure bicycle storage for each flat shall be submitted to and agree in writing by the Authority prior to their erection. Thereafter the development shall not be occupied until the cycle stores have been installed, and these shall be retained thereafter.

Reason - To encourage the use of bicycles as an alternative to the car.

Expiry Date: This permission will cease to have effect on 12/05/2028 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/2025/0506
Property Ref: J00166D000
Valid date: 26/03/2025
Location: Brook House Les Camps St. Martin Guernsey GY4 6AD
Proposal: Change of use of ground floor from office to 2 residential flats (Use Class 2) and associated works.

Applicant: Guernsey View Limited

RECOMMENDATION - Grant: Planning Permission with Conditions:

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OFFICER'S REPORT

Brief Description of the site:

The site is located on Les Camps, close to the junction with Old Mill Road, and is located within a Local Centre, and within the St Martin Conservation Area in the Island Development Plan.

Relevant History:

N/A

Existing Use(s):

16 Office - admin

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:

LC2- Housing in Local Centres

LC4(B)- Offices, Industry and Storage and Distribution in Local Centres- Change of Use.

GP4- Conservation Areas

GP8- Design

GP9- Sustainable Development

IP7- Private and Communal Car Parking

Conclusion/Brief comment:

On the basis of the information provided, the existing building is part of a wider planning unit, however, each floor of the main building appears to have been marketed both together and separately and can be used independently of each other.

Policy LC4(B) supports the change of use such accommodation where the existing premises provides an unsatisfactory standard of accommodation that cannot be easily refurbished to meet modern needs or can be proven to have been actively and appropriately marketed unsuccessfully for 12 consecutive months.

The letter submitted by the agent states that the accommodation has been actively and appropriately marketed for let for over the last 12 without success.

In addition, although no information has been provided to demonstrate that the existing accommodation is unsatisfactory, the office accommodation appears to meet the classification for secondary office space, using the criteria within the Office Audit 2020. In the context of this particular site, the information provided is considered adequate to address the requirements of policy LC4(A).

In light of the above the change of use away from office is considered to meet the terms of Policy LC4(A).

Policy LC2 would support the change of use of the accommodation for residential purposes as the small scale of the proposed development, two x 1bed units, would not negatively affect the vitality or viability of the Local Centre.

The proposed accommodation would exceed the requirements of the Guernsey Technical Standards and the recommended guidelines set out in the nationally described space standards. The rooms would be served by adequate fenestration with dual aspect to each unit.

One parking space has been allocated to each unit. The proposal would therefore be acceptable under Policy IP7 (Private and Communal Car Parking) although no private cycle parking is shown on the plans, the Agent has confirmed acceptance of a condition to ensure secure cycle parking is provided.

Whilst the nature of any disturbance or overlooking impact from cars or the small number of pedestrians passing the building within the site, may change from that that existed when the building was in use as an office, it is not considered that any such impact would be so substantially different or greater that permission could be refused on that ground alone.

The application does not propose any alterations to the exterior of the building, and there would therefore be no adverse impact on the character or visual amenity of the area.

Confirmation has been received that the proposed development has been designed to take into account matters of energy efficiency and current Building Regulations in accordance with Policy GP9.

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: 12/05/2025

