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 part of 1st floor offices (ancillary to ground floor retail use) to 2 flats (Use Class 2) and associated works. Relocate plant equipment (first floor, south elevation).

LOCATION: Longstore House, Le Bouet, St. Peter Port.

APPLICANT: The CI Co-Operative Society 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: 05/12/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 20/05/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Tyrrell Dowinton Architects - 2504 01.01, 02.10B, 02.11B, 02.12B, Daikin VRV5 heat recovery Air Conditioning Technical Data REYA-A and VRV 5 Heat Recovery REYA-A 20A, Kelvion Condenser Datasheet and Aura Sound and Air report ref: PG049.1 V1

Application Ref: FULL/2025/0658

Property Ref: A106960000

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.Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1-metre from the facade of the nearest existing noise sensitive premises, shall not exceed a level 5 dB(A) below the existing LA90 background noise level, including low frequency tones. Rating Level and existing background noise levels shall be determined as per the guidance provided in BS 4142:2014+Al:2019.

Reason - To prevent a nuisance or annoyance to nearby residents.

5.Prior to the commencement of any work in connection therewith details of the proposed enclosure system, to provide attenuation of no less than 16 dB(A), shall be submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details and shall thereafter be retained as such at all times.

Reason - To prevent a nuisance or annoyance to nearby residents.

6.Prior to the first use of the relocated plant and equipment:

a) An acoustic screen must be fitted between the new plant location and the amenity area of the approved flats. The screen must be 1.8m in height and have a surface mass of no less than 10kg/m2 and all gaps around the edges and doors are to be suitably sealed; and

b) An acoustic screen must be fitted between the new plant location and the existing flats. The screen must be 1.8m in height and have a surface mass of no less than 10kg/m2 and all gaps around the edges and doors are to be suitably sealed.
The acoustic measures set out in both a) and b) above must thereafter be retained at all times.

Reason - To prevent a nuisance or annoyance to nearby residents.

Expiry Date: This permission will cease to have effect on 04/12/2028 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

States of Guernsey
Planning Service

PLANNING APPLICATION REPORT

Application No:	FULL/2025/0658
Property Ref:	A106960000
Valid date:	20/05/2025
Location:	Longstore House Le Bouet St. Peter Port Guernsey GY1 2BA
Proposal:	Change of use of part of 1st floor offices (ancillary to ground floor retail use) to 2 flats (Use Class 2) and associated works. Relocate plant equipment (first floor, south elevation).
Applicant:	The CI Co-Operative Society Lt

RECOMMENDATION - Grant: Planning Permission with Conditions:

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2. The development hereby permitted shall be begun within 3 years from the date of grant of this permission.

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Reason - To prevent a nuisance or annoyance to nearby residents.

OFFICER'S REPORT

Site Description:

The Longstore House building is situated on the corner of Le Bouet and St George's Esplanade. There is on-street parking to the front/east and parking across the road to the north in Le Bouet. The building is three storeys in height and has been broken down into a number of different elements with a mixture of elevational treatments. Shop display windows exist in the St George's Esplanade façade at ground floor level

whilst the shop entrance is from Le Bouet. There are a variety of uses in the vicinity of the application site including retail and residential uses.

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

Relevant History:

FULL/2025/0695 - Change of use of part of ground floor from retail to a take away (Use Class 12) and installation of extract ventilation system – granted

FULL/2025/0789 – Demolish 2nd floor bay window to east elevation, install rooflight to west elevation, external insulation render system and alterations to fenestration - granted

FULL/2025/0809 - Subdivide existing 2nd floor flat to create 2 flats (Use Class 2) and associated works – granted

Existing Use(s):

Retail (with ancillary office space)
Flats

Brief Description of Development:

The application relates to the change of use of the first-floor office space to two flats (identified as flats 9 and 10 within this submission).

Flat 9 – 1 bedroom
Flat 10 – 2 bedroom

The scheme also proposes alterations to fenestration in connection with the proposed change of use and to provide flat 10 with access to a private roof terrace. It appears that all occupants of the building could access the communal terrace area served from the communal access corridor. Both terrace areas are to the south of the building.

In order to facilitate the change of use, existing plant and equipment installed at first floor roof level is shown to be repositioned in a smaller area and enclosed with an acoustic fence.

The application was deferred on a number of occasions recommending that an acoustic consultant be employed and further information supplied relating to noise generation and noise attenuation measures proposed. On 27th October 2025 the necessary information was supplied.

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

Island Development Plan policies:

MC2: Housing in Main Centres and Main Centre Outer Areas
MC4(B): Office Development in Main Centre Outer Areas
MC7: Retail in Main Centre Outer Areas
GP4: Conservation Areas
GP8: Design
GP9: Sustainable Development
IP6: Transport infrastructure and support facilities

Representations:

None.

Consultations:

Office of Environmental Health and Pollution Regulation

03/06/2025
Have reviewed the proposed plans and there are a number of issues of concern because the proposed location of the plant is directly outside the proposed residential dwelling. OEHPR are concerned about the high level of noise from the proposed units causing a nuisance to the occupants of the proposed residential property. OEHPR are of the opinion that the proposed plant would not be suitable in this location.

OEHPR would be happy to review this application should the following information be made available:

- Evidence that the noise level that the proposed plant would operate at would be at least 5 dB(A) below the lowest background noise level at any time (this is generally at night)
- Details of any proposed attenuation measures to reduce the level of the plant.

OEHPR would urge the applicant to contact an acoustic consultant. Any measurements and assessment shall be made in accordance with British Standard 4142:2014.

08/08/2025
Have reviewed the additional information submitted in relation to proposed plans for the
change of use of the above property which include the relocation of air handling plant.

The additional information was received by post on 26th June, apologies for the delay in
responding.

OEHPR remain concerned about the potential for noise nuisance to arise. Whilst the submission of an acoustic report is welcomed the report has not made reference to 854142:2019, as was requested in the comments dated 3rd June 2025.

The report submitted assesses the predicted noise levels to be experienced by occupants
in relation to 858233:2014 as well as World Health Organisation guidelines. Whilst these
are valid and reasonable to adopt in this situation, OEHPR would also welcome reference and assessment in accordance with 854142:2019.

OEHPR need to ensure that the current background noise levels on the island are suitably protected and that the proposed installation will achieve a rating level 5 d8(A) below the existing LA90 background level. It is noted that that the existing plant is located adjacent to the proposed location.

OEHPR request that the report is reconsidered to incorporate refence to/ divergence from the use of 854142:2019.

19/08/2025
The difference in the British Standards would be explained by their consultant however in summary:
BS 4142 = assesses impact of industrial/commercial noise on existing sensitive receptors.
BS 8233 = sets design criteria for acceptable internal/external noise levels inside new or refurbished buildings.

The application related to the relocation of plant and as such would expect BS4142 to be utilised for assessment.

20/11/2025
OEHPR have reviewed the additional information provided on 27/10/2025. Having considered the submitted acoustic report ref: PG049.1V3 I am now in a position to recommend conditions to be attached to the consent relating to noise associated with the plant and machinery, attenuation measures and acoustic screens.
Summary of Issues:

The key issues in this case relate to the loss of office accommodation, the health, well-being and amenities of future occupiers of the proposed development and the amenities of surrounding occupiers and the impact of external changes on the character and appearance of the Conservation Area.

Assessment against:

1 - Purposes of the law.

The objectives set out in Section 1(2) of The Land Planning and Development (Guernsey) Law, 2005, 'the Law', have been considered and this report forms part of the assessment, with policy issues set out in Section 2 below.

2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.

Change of use of office accommodation to flats

In this case the offices are associated with the retail unit on the ground floor, but it is also noted that they have a floor area of less than 250sqm. In this regard the scheme complies with both MC7 and MC 4(B) of the IDP.

It is a requirement under the Land Planning and Development (Guernsey) Law, 2005, when considering applications affecting Conservation Areas, to secure so far as possible that the special historic, architectural, traditional or other special characteristics are preserved.

Conservation Area

The external alterations proposed are limited and will not result in harm to the character and appearance of the Conservation Area. With regard to the air handling equipment the revised location will not have a greater impact on the character of the area and the associated acoustic enclosure will not be highly visible in public views in the Conservation Area and would be necessary in connection with the proposed development. On balance therefore, the acoustic fencing is considered acceptable in principle terms of its impact on the character of the locality, subject to details to ensure a suitable quality of appearance.

Residential amenity associated with new flats

Policy GP8 requires that the units created consider the health and well-being of the occupiers by means of providing adequate daylight, sunlight and private/communal open space, and directs proposals to be considered against Annex 1 of the Plan: Amenities. The Annex sets out that building at higher densities brings challenges with respect to ensuring reasonable amenities are provided. There must be a balance between the most effective and efficient use of land and the requirement to ensure that proposed living and working conditions are acceptable and that the higher density Main Centres, in particular, remain attractive places to live and work. Overall, the scheme satisfactorily considers the health, well-being and amenities of future occupiers of the development in accordance with the aims of Policies GP8 and GP9 and Annex I of the IDP.

Relocation of equipment

The IDP supports alterations to existing retail premises in Main Centre Areas. The additional information supplied has addressed previous concerns relating to the relocation of the air handling units and potential impact on residential amenity. Subject to the conditions recommended by Environmental Health the proposed development complies with Policy GP8 d. of the Island Development Plan.

Conclusions

In view of the above it is recommended permission is granted.

3 - General material considerations set out in the General Provisions Ordinance.

In addition to the consideration of policy issues, Section 13 of the Land Planning and Development (General Provisions) Ordinance, 2007 identifies other material planning considerations which could be relevant. These include the appropriateness of the development in relation to its surroundings in terms of design, layout, scale, siting and materials; the likely effect on the character and amenity of the locality; any possible fall-back position by way of extant planning permissions or exempt development; the likely effect on the reasonable enjoyment of neighbouring properties. These issues where relevant are considered above.

4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).

The proposal would have no adverse impact on protected trees, buildings or sites.

Date: 02/12/2025