

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: Reduce units from 5 flats to 4 flats. Demolish extensions, raise roof ridge height, extend and alter at lower ground, 1st and 2nd floor levels. Erect store to north of property and associated works (Protected Building).

LOCATION: Forest Lodge, Forest Lane, St. Peter Port.

APPLICANT: Premier CP 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: 13/02/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 09/06/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: The Drawing Room - 402 C2A, C3A, C4A, C5A, C6A, C7A, C8A, C9A, C10A, C11, C15.

Application Ref: FULL/2025/0751

Property Ref: A112630000

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, both fireplaces are to be retained on the ground floor, unless otherwise agreed in writing by the Authority.

Reason - To ensure the special interest of the protected building is preserved in accordance with Policy GP5 and Section 34 of the Land Planning and Development (Guernsey) Law, 2005.

5. For the avoidance of doubt, the first floor beams and joists are not removed, unless otherwise agreed in writing by the Authority.

Reason - To ensure the special interest of the protected building is preserved in accordance with Policy GP5 and Section 34 of the Land Planning and Development (Guernsey) Law, 2005.

6. For the avoidance of doubt, no consent is given to render or to paint any of the external stone walls which are currently un-rendered and un-painted.

Reason - The elevation drawings (ref: 402; C4, C5) implies that the existing stone walls are to be rendered and painted. These walls are of high special interest and shall remain exposed, to ensure the special interest of the protected building is preserved in accordance with Policy GP5 and Section 34 of the Land Planning and Development (Guernsey) Law, 2005.

7. Prior to demolition of the chimneys, a sample of the brick used to rebuild the chimneys shall be submitted to and approved by the Authority. The work shall be completed in accordance with the agreed brick details, and the replacement chimneys must be re-built to match the existing in terms of their size and position (with the

exception of the render). The chimney pots must be carefully removed and re-used.

Reason - To ensure the special interest of the protected building is preserved in accordance with Policy GP5 and Section 34 of the Land Planning and Development (Guernsey) Law, 2005.

Expiry Date: This permission will cease to have effect on 12/02/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

The Authority can confirm the existing stone walls can be cleaned and re-pointed with an appropriate lime mortar mix and this would constitute exempt works under Class 5 of the Land Planning and Development (Exemptions) Ordinance, 2023.

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/2025/0751
Property Ref: A112630000
Valid date: 09/06/2025
Location: Forest Lodge Forest Lane St. Peter Port Guernsey GY1 1WJ
Proposal: Reduce units from 5 flats to 4 flats. Demolish extensions, raise roof ridge height, extend and alter at lower ground, 1st and 2nd floor levels. Erect store to north of property and associated works (Protected Building).
Applicant: Premier CP 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, both fireplaces are to be retained on the ground floor, unless otherwise agreed in writing by the Authority.

Reason - To ensure the special interest of the protected building is preserved in accordance with Policy GP5 and Section 34 of the Land Planning and Development (Guernsey) Law, 2005.

5. For the avoidance of doubt, the first floor beams and joists are not removed, unless otherwise agreed in writing by the Authority.

Reason - To ensure the special interest of the protected building is preserved in accordance with Policy GP5 and Section 34 of the Land Planning and Development (Guernsey) Law, 2005.

6. For the avoidance of doubt, no consent is given to render or to paint any of the external stone walls which are currently un-rendered and un-painted.

Reason - The elevation drawings (ref: 402; C4, C5) implies that the existing stone walls are to be rendered and painted. These walls are of high special interest and shall remain exposed, to ensure the special interest of the protected building is preserved in accordance with Policy GP5 and Section 34 of the Land Planning and Development (Guernsey) Law, 2005.

7. Prior to demolition of the chimneys, a sample of the brick used to rebuild the chimneys shall be submitted to and approved by the Authority. The work shall be completed in accordance with the agreed brick details, and the replacement chimneys must be re-built to match the existing in terms of their size and position (with the exception of the render). The chimney pots must be carefully removed and re-used.

Reason - To ensure the special interest of the protected building is preserved in accordance with Policy GP5 and Section 34 of the Land Planning and Development (Guernsey) Law, 2005.

INFORMATIVES

The Authority can confirm the existing stone walls can be cleaned and re-pointed with an appropriate lime mortar mix and this would constitute exempt works under Class 5 of the Land Planning and Development (Exemptions) Ordinance, 2023.

OFFICER'S REPORT

Site Description:

The application site consists of a three-storey traditional granite building, located to the north of Forest Lane. The façade of the property abuts the highway. The whole of the property, including the interior and exterior of the building is Protected.

To the rear lies a two-storey extension and a single storey flat roof extension, which are later additions to the property. The property has also been extended to the west which provides access to the building at first floor level.

The building is currently split into 5 flats.

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

Relevant History:

Reference No	Description	Decision	Date
FULL/2024/1542	Install replacement windows and doors (Protected Building).	Granted	2024

Existing Use(s):

Flats – Residential use class 2.

Brief Description of Development:

Planning permission is sought to reduce the number of units from 5 flats to 4 flats. The proposal also includes demolishing the extensions to the rear and raising the ridge height of the building in order to extend the building at lower ground (unit 1), ground floor (unit 2), first floor (unit 3) and second floor level (unit 4). Each unit is split over each floor respectively as is accessed via a central stair core to the rear, excluding unit 1.

The application was deferred as concerns were raised over the effect of the alterations on the special interest of the protected building. In addition, additional information was requested in respect of addressing the requirements of Policy GP12 (Protection of Housing Stock). A letter requesting a minor departure from the Island Development Plan was submitted by the agent given that the existing bedsit to be lost, Unit 5 to the rear of the premises, is currently in use. It was noted that:

- *The existing bedsit at 19.5m² falls significantly below the minimum living standards required for single occupancy (NDSS England is 37.5m² for a one-person bedsit).*
- *The unit suffers from poor construction, with single block walls and an uninsulated corrugated roof, leading to severe dampness and unacceptable living conditions.*
- *Due to site constraints and rising construction costs, extending and upgrading this small unit is not economically viable.*
- *Demolition would enable substantial upgrades to the remaining four flats, delivering four newly renovated rental units to the market.*

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

GP4 Conservation Areas
GP5 Protected Buildings
GP8 Design
GP9 Sustainable Development
GP12 Protection of Housing Stock
GP13 Householder development

Representations:

None.

Consultations:

The Office of Environmental Health and Pollution Regulation's comments:
"I have reviewed the proposed plans for alterations to flats which were received on 18th June and I have no comments to make."

Summary of Issues:

- Whether the loss of a residential unit from 5 flats to 4 flats is acceptable.
- Whether the proposed work would have a detrimental effect on the fabric of the protected building.
- Whether the design, scale, mass, siting, form and materials of the proposed development is acceptable.
- Whether the proposal would affect the character and appearance of the Conservation Area.
- The impact of the development on neighbour amenity.

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).**

It is a requirement under the Land Planning and Development (Guernsey) Law, 2005, when considering applications affecting protected buildings, to secure so far as possible that the special historic, architectural, traditional or other special characteristics (including setting) are preserved. This duty is reflected in Policy GP5 of the IDP.

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

characteristics (including setting) are preserved. This duty is reflected in Policy GP5 of the IDP which supports proposals to extend or alter a protected building where the development proposed does not have an adverse effect on the special interest of the particular protected building or its setting. The policy states that in all cases proposals must accord with other relevant policies of the IDP.

Under Section 38 of The Land Planning and Development (Guernsey) Law, 2005 the Authority has a duty to pay “special attention to the desirability of preserving and enhancing the character and appearance” of Conservation Areas. This duty is encapsulated in Policy GP4 (Conservation Areas) which states that “proposals for development within a Conservation Area will be supported where the development conserves and, where possible, enhances the special character, architectural or historic interest and appearance of the particular Conservation Area.”

Whether the loss of a residential unit from 5 flats to 4 flats is acceptable

Policy GP12 (Protection of Housing Stock) sets out that the Authority will support proposals to upgrade and improve substandard residential accommodation where this accords with all the relevant policies of the Island Development Plan. The loss of existing housing, or of a building designed for residential use but presently vacant, will only be supported where:

a. it can be demonstrated that the accommodation is substandard by virtue of its size, location, form of construction or means of access to it and there is no reasonable way of upgrading the accommodation to provide satisfactory living conditions; or,

b. the site or building is needed to meet an important essential social or community requirement; or,

c. the displacement of housing will facilitate a development with substantial and overriding economic and/or social benefit to the Island and where the replacement housing is of an appropriate type, and is located on a suitable alternative site, in accordance with the relevant policies of the Island Development Plan.

With regards to criterion a) of Policy GP12 the agent has demonstrated that the accommodation located to the rear of the site, housed within the single storey outbuilding, is substandard by virtue of its limited size, limited services and facilities, location and convoluted relationship to the main building, and its poor construction. It has also been argued that there is no reasonable way of upgrading the accommodation to provide satisfactory living conditions without demolition. Having considered the relevant evidence, it is concluded that the principle of losing this substandard unit of accommodation to considerably improve the remaining housing stock on the site, is a reasonable balance to be struck, and therefore is supported under Policy GP12.

Demolition

The whole of the main rear extension, together with the stair core appears to date from the 20th Century based on photographic records and aerial photographs and is considered to detract from the protected building. The principle of replacement is acceptable under Policy GP5, provided the replacement extension makes an equal or enhanced contribution to the protected building.

Externally, the main significance of the protected building is in the stone walls, together with the windows.

The bridge access to the west of the building appears to be a late 20th Century adaptation. This aspect also detracts from the protected building, therefore demolition is supported. The roof also appears to be from the 20th Century.

The ground floor has wainscotting which should be retained as it is a special feature of the protected building.

Lower ground floor plan

In light of the revised plans submitted, the internal alterations are considered to be a reasonable aspiration of the property owner which seeks to improve the thermal performance of the building and waterproofing by lining and insulating the building appropriately. The agent has retained the wainscotting, the window to the alley, fireplace, beams and the doors and matchboard walls, all of which contribute to the special interest of the protected building.

Overall, the alterations are reasonable and the effect on the special interest of the protected building has been mitigated through the retention of some important features, together with careful removal and restoration of other features.

The works to the rear are also acceptable.

Ground Floor Plan

The significance map shown on drawing ref: J4, appears to be an accurate reflection of the special interest of the property which highlights features of importance including the authentic beams, certain walls and fireplaces.

The revised scheme seeks to retain both fireplaces although there is a discrepancy with the fireplace in the Lounge, and therefore it would be reasonable to attach a condition to ensure that it is retained, unless agreed in writing by the Authority.

The windows are to be retained, together with the matchboard walls and doors. This strikes a reasonable balance between upgrading the property, whilst retaining elements that are of importance to the building's special interest.

The bathroom is modern, and the encaustic tile floor to the rear of the property is likely to be 20th Century which is acceptable to remove. In addition, the stairs in the main house were previously served by the lower ground floor below, therefore the existing stairs and layout are new. The matchboard walls and doors do not appear to have been moved.

First Floor Plan:

Much of the first-floor plan has been altered over the 20th Century and therefore its special interest is low.

The main structure of beams and joists are intact, and most of the windows are authentic.

The proposal is to make 2 rooms around a central hall, which reverts the first-floor plan to what it would have originally been, and therefore has a positive effect.

There is a discrepancy between the plans showing the beams to be removed and the notes on the sections drawings that the existing floor is to be retained and upgraded are to be retained. A condition should be attached to ensure that the beams and joists are not removed, unless agreed in writing by the Authority.

The windows are shown as retained and the matchboard wall is noted to be re-used.

Second Floor Plan

Similar to the first-floor plan, much of the second floor has been altered over the 20th Century. The proposal seeks to return the original shape of the roof which is supported.

The introduction of lead details at the verges of the roof would not cause unacceptable harm to the protected building when viewed in context to the improvement of the roof.

Elevations

Concerns are raised over drawing ref: C4A as it is noted that the stone walls to the rear and gable ends are to be rendered and painted to match existing. However, the stone walls positively contribute to the special interest of the protected building and therefore it is necessary to condition the omission of this element of the works. The existing stone walls should be pointed with a lime mortar and details of that should be conditioned.

The chimneys are also proposed to be replaced. The chimneys are currently rendered but it is proposed to replace them in brick. A condition should be attached to the decision to require that these be re-built to match the existing in terms of their size and position, with the exception of the render. The chimney pots should be

carefully removed and re-used. A sample of the brick to be used for the chimneys should also be submitted and agreed.

The gable detail of the proposed roof is unusual although given that the overall roof is better than the existing, and consists of good materials, then this tips the balance in favour of the proposal. In addition, the lead covered dormers are acceptable.

Overall, the effect on the special interest of the protected building is acceptable as it is outweighed by the reasonable aspirations of the property owner (Policy GP5), although conditions should be attached to the decision in respect of certain elements of the works in order to preserve the special interest of the building.

Whether the design, scale, mass, siting, form and materials of the proposed development is acceptable:

With regards to works in relation to protected buildings and within Conservation Areas, Policy GP8 (Design) requires development to achieve a high standard of design in order to respect the sensitive nature of the site and surroundings.

The proposed two storey rear extension is proportionate and subservient to the original building and satisfactorily respects the size and composition of the protected building when taking into account factors such as its scale, mass, form, siting, detailing and materials.

Whilst the use of natural cladding as opposed to Millboard cladding would better respect the character and setting of the protected building, the use of the cladding is on the proposed extension and therefore would not have a detrimental effect on the special interest of the building.

The works to the roof are also acceptable from a design point of view. As noted above, the majority of the works seeks to remove the existing features and extensions that detract from the building, and to enhance the special qualities and character of the building to modernise it to achieve a good level of habitable accommodation that meets modern building standards.

The extension is considered in keeping with the built form of the surrounding area and will not undermine visual amenity.

No comments have been made by the Office of Environmental Health and Pollution Regulation.

The effect on the Conservation Area and amenities of neighbouring residents is considered below.

Conservation Area

Given that the main focus of the development is to the rear of the building, the proposal overall is not considered to detract from the character or appearance of the Conservation Area. Subject to conditions, the proposed works result in an overall improvement to the appearance of the exterior of the property and therefore will have a positive effect on the Conservation Area. Consequently, the proposal complies with Policy GP4.

The impact of the development on neighbour amenity

Although the proposal may cause some shading to the neighbouring property to the east due to the rear extension, the degree of harm caused is unlikely to be significant when considering the siting of the development, its form and limited projection from the rear elevation of the building, along with the use of the adjoining property. The footprint of the neighbouring property to the east extends up to the east boundary of the application site, and therefore the association between these two properties would not be unduly affected in comparison to the existing arrangement.

The level of overlooking from the proposed development towards neighbouring properties would be similar to that currently experienced. Furthermore, mature vegetation exists along the north and west boundary of the property.

Sufficient information has been submitted that has considered the criteria of Policy GP9 (Sustainable Development).

Based on the above, the application is considered compliant with the relevant Island Development Plan policies and accords with the purposes of the Law and the Material Planning Considerations. It is therefore recommended that planning permission be granted, subject to conditions.

Date: 13/02/2026

