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: Demolish 2nd floor bay window to east elevation, install rooflight to west elevation, external insulation render system and alterations to fenestration.

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: 01/07/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 21/05/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Tyrrell Dowinton Architects - 2504 02.14A, 15 and 16.

Application Ref: FULL/2025/0789

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.

Expiry Date: This permission will cease to have effect on 30/06/2028 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/2025/0789
Property Ref:	A106960000
Valid date:	21/05/2025
Location:	Longstore House Le Bouet St. Peter Port Guernsey GY1 2BA
Proposal:	Demolish 2nd floor bay window to east elevation, install rooflight to west elevation, external insulation render system and alterations to fenestration.
Applicant:	The CI Co-Operative Society Ltd

RECOMMENDATION - Grant: Planning Permission with Conditions:

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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.

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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 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 in to a number of different elements with a mixture of elevational treatments (render and stonework). 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, Conservation Area and area at risk of flooding as designated in the Island Development Plan.

Relevant History:

FULL/2025/0658 – 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) – under consideration

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 – under consideration

Existing Use(s):

Retail (with ancillary office space)
Flats

Assessment: *(Tick as appropriate)*

no representation	x	visual amenity acceptable	x
accords with policy	x	no material neighbour impact	x
within curtilage	x	traffic not affected	x
design acceptable	x		

Policies considered most relevant:

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

Conclusion/Brief comment:

The application proposes to remove a flat roof bay window situated at second floor level in the front/east elevation of the building. This bay is to be replaced by a conventional window. The application also relates to the application of an insulated render system and insertion of rooflights. Existing doors and windows and roof coverings are also indicated to be replaced, and a canopy is proposed to the ground floor retail entrance to the north elevation.

The proposed works represent a good standard of design that will not result in harm to the character and appearance of the Conservation Area nor will the proposals result in harm to the amenities of occupiers or neighbours of the development.

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.

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

Recommendation:
Grant with Conditions [x]

Date: 25/06/2025