

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: Raise, extend and alter roof ridge height and form (flat roof) at 2nd floor level (Protected Building).

LOCATION: Pandora Hotel, Hauteville, St. Peter Port.

APPLICANT: Mr J Spark

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: 02/10/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 21/07/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Lovell Ozanne & Partners Ltd. - AA99-10752 S1-12, 25, 30B, 36, 37, 38A, 39, 40B.

Application Ref: FULL/2025/1119

Property Ref: A407170000

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.The Authority is to be informed immediately after the roof covering has been removed and before the roof structure is removed, so they have the opportunity to visit the site for the purposes of recording any historic roof structure.

Reason - To make sure the works respect the special character of this protected building, as required by Section 34 of The Land Planning and Development (Guernsey) Law, 2005.

Expiry Date: This permission will cease to have effect on 01/10/2028 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/2025/1119
Property Ref: A407170000
Valid date: 21/07/2025
Location: Pandora Hotel Hauteville St. Peter Port Guernsey GY1 1DG
Proposal: Raise, extend and alter roof ridge height and form (flat roof) at 2nd floor level (Protected Building).

Applicant: Mr J Spark

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. The Authority is to be informed immediately after the roof covering has been removed and before the roof structure is removed, so they have the opportunity to

visit the site for the purposes of recording any historic roof structure.

Reason - To make sure the works respect the special character of this protected building, as required by Section 34 of The Land Planning and Development (Guernsey) Law, 2005.

OFFICER'S REPORT

Site Description:

The property known as 'Pandora Hotel' is a pre-1900's building that may have previously been two semi-detached properties, however it was converted to a hotel in the late 1960's. The hotel is set back from and faces northwest onto Hauteville. There are detached residential properties to the northeast and southwest and across the road to the northwest. Beyond the garden and set at a lower level is a private drive and another detached property. The property is located in the St Peter Port Main Centre and Conservation Area as defined in the Island Development Plan.

Relevant History:

A pre-application earlier in the year.

Existing Use(s):

Visitor economy use class 7: Serviced visitor.

Brief Description of Development:

These two applications are to raise, extend and alter the roof ridge height form a flat roof (FULL/2025/1119), or alter roof height and form hipped and flat roof (FULL/2025/1121). Although there are two applications for slightly different forms of roof, only one report will cover both schemes, as the outcome has been assessed to be the same.

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

MC8: Visitor Accommodation in Main Centres and Main Centre Outer Areas

GP4: Conservation Areas

GP5: Protected Buildings

GP8: Design

GP9: Sustainable Development

Representations:

There has been one letter of representation received and the issues are;

- The neighbour to the southwest is concerned about the orientation and positioning of the windows in the plans that appear to directly face into their private living areas and garden. They are very concerned of the impact this would have on their privacy.

Consultations:

None.

Summary of Issues:

- Design of the development.
- Impact on the special interest of the protected building
- Impact of the development on the character and appearance of the conservation area.
- Impact of the development on neighbouring properties.

Assessment against:

1 - Purposes of the law.

The objectives of the Law, as set out in Section 1(2), have been considered and this forms part of the assessment of policy issues as set out in 2 below.

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

Policy MC8 states that proposals for visitor accommodation to extend, alter or redevelop their establishments in Main Centres will be supported where they accord with all the relevant policies of the Island Development Plan.

Policy GP4 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.

The proposals are to unite the varying roof types which are currently visible from Hauteville, some 1970's dormers and two different roofs due to the history of the structure being two dwellings. The two schemes will bring the two previous dwelling together under one continuous roof, signifying one hotel. The proposals are considered to conserve the front façade by enhancing the roofline. This will be achieved by either scheme, FULL/2025/1119 or FULL/2025/1121.

Either of the proposed roofs will be seen from in views of the Hillside Town as well as views from Hauteville, albeit limited. In these views a new roof would be seen in the

context of other buildings with traditional roof forms, chimneys and gables. Due to the scale, the roof would be set back behind the existing parapet and its location towards to the top of Hauteville, the flat part of the roof will not be seen. Therefore it is considered that the proposed altered roofs would not harm the Conservation Area in respect of views of the Hillside Town and views from Hauteville. A new roof would also be an enhancement to the appearance of the protected building, albeit because the existing dormer windows are a detractor.

Policy GP5 states that proposals to extend or alter a protected building will be supported where the development does not have an adverse effect on the special interest of the protected building or its setting or where the economic, social or other benefits of the development and its contribution to enhancing the vitality of a Main Centre outweigh the presumption against adversely affecting that special interest.

There is a presumption against the demolition or partial demolition of a protected building, it will only be permitted if at least one of the three criteria could be complied with. The hotel is not structurally unsound it is just the roof which requires work, but it has been patch repaired to too long for this to now be an option, although technically it could still be repaired to look the same, therefore the first criteria is not applicable.

The partial demolition relates to the main roof which is an important part of the special quality of the protected building, thus the second criteria has not been complied with.

The last criteria is to provide evidence that demonstrates that the economic, social or other benefits of the proposed development, and its contribution to enhancing the vitality of a Main Centre, outweighs the presumption against the loss or partial loss of the roof of the protected building.

Initially there was no information submitted to address this criteria and so the applications were deferred. Since the deferral a letter from the agent was submitted demonstrating the benefits and contributions to the economy and vitality of St Peter Port and the island in general.

‘The proposals represent a significant investment in upgrading their existing establishment, specifically through the replacement of the top floor of the hotel, which is currently in poor condition. If approved, these works will materially enhance the quality of the visitor accommodation on offer.

The proposed improvements will contribute positively to Guernsey’s economy and, more specifically, enhance the vitality and vibrancy of the Main Centre. In doing so, the development will support the overall quality of life for the local community. A buoyant visitor economy also strengthens both internal and external travel links,

making the island more accessible for residents and visitors alike, and reinforcing the strategic importance of high-quality accommodation within the island.'

This additional information has provided sufficient evidence to allow accordance with policy GP5.

Whilst restoring the roof to its original form would enhance the protected building, it is noted that the roof space is used for hotel accommodation and restoration of the original roof form would result in loss of that accommodation. Therefore, it is not feasible to restore the original roof form. Furthermore, whilst both schemes propose a fake mansard roof, either would represent an enhancement to the appearance when compared to the existing roof form.

The design of both roofs comply with policy, but the Authority's preference would be FULL/2025/1121.

However, whilst the proposals are considered to comply with policy, a condition shall be added to request that the Authority is invited to see the roof structure once the roof covering has been removed to see whether any of the original roof beams remain, they can be recorded before being removed.

The second floor windows that do face the neighbours garden are at least 13m away from the property, which is not considered close enough to impact negatively on the neighbours private amenity.

The proposals are not considered to have any impacts on the special quality of the surrounding conservation area, the special interest of the protected building or to neighbour amenity.

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

The proposals are considered to conform to the above policies of the Island Development Plan and grant of permission is recommended, subject to conditions.

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

All material considerations as set out in the Land Planning and Development (Guernsey) Law, 2005 and the Land and Planning (General Provisions) Ordinance 2007 have been taken into account in the assessment of this application. Where relevant the issues are considered in section 2 above.

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

Please see the report above for the impacts to the protected building. The proposal would have no impact on any Protected Trees or Monuments or on SSS's.

Date: 25/09/2025