

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: Install 4 conditioning units to west and south elevations of building (Protected Building).

LOCATION: Grange End, La Grange, St. Peter Port.

APPLICANT: Mr J Doble

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: 22/10/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 06/08/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: DRP Architecture - 3191-WD-01I & WD-04H

Application Ref: FULL/2025/1197

Property Ref: A306550000

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 acoustic enclosures shall be installed prior to the first use of the air conditioning units and shall be retained thereafter.

Reason - To protect the reasonable amenities of neighbouring residents.

5.Noise associated with the air conditioning units shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade 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+A1:2019.

Reason - To protect the reasonable amenities of neighbouring residents.

Expiry Date: This permission will cease to have effect on 21/10/2028 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/2025/1197
Property Ref: A306550000
Valid date: 06/08/2025
Location: Grange End La Grange St. Peter Port Guernsey GY1 1RH
Proposal: Install 4 conditioning units to west and south elevations of building (Protected Building).

Applicant: Mr J Doble

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 acoustic enclosures shall be installed prior to the first use of the air conditioning units and shall be retained thereafter.

Reason - To protect the reasonable amenities of neighbouring residents.

5. Noise associated with the air conditioning units shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade 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+A1:2019.

Reason - To protect the reasonable amenities of neighbouring residents.

OFFICER'S REPORT

Brief Description of the site:

Planning permission is requested for variations to works previously approved for extensions and alterations (FULL/2024/0919). The variations involve the installation of 4 air conditioning units.

The former Queen's Road Medical Centre comprises of a traditional building fronting onto La Grange to the north with later single storey extensions to the rear (south) and an associated parking area to the rear (south) with access via Queen's Road. The site is located within the St Peter Port Main Centre Inner Boundary and Conservation Area. The whole building fronting onto La Grange to the north is protected but the 20th century rear extensions are excluded from the listing.

Relevant History:

12/05/2025 – FULL/2025/0553 – Permission granted for variations to previously approved plans for change of use of section of building (ground floor, first floor and second floor) to 3 residential flats/bedsits (Residential Use class 2). Alterations to fenestration to north (front) elevation and internal alterations - Install rooflight, alter window to front elevation and internal alterations (Protected Building).

12/11/2024 – FULL/2024/1604 – Permission granted for the change of use of section of building (ground floor, first floor and second floor) to 3 residential flats/bedsits (Residential Use Class 2). Alterations to fenestration to north (front) elevation and internal alterations (Protected Building).

20/08/2024 – FULL/2024/0919 – Permission granted to demolish extension, raise/alter roof form, install cladding, external steps, ramp and alterations to fenestration to extensions to south of building and internal alterations. (Protected Building).

14/08/2023 – FULL/2023/1061 – Permission granted to install replacement roof coverings and remedial works to chimneys, parapets and windows (Protected Building).

Existing Use(s):

Public amenity use class 18: non-residential health/welfare services

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:

MC3: Social and Community Facilities in Main Centres and Main Centre Outer Areas

GP4: Conservation Area

GP5: Protected Building

GP8: Design

GP9: Sustainable Development

Consultations:

The Office of Environmental Health and Pollution Regulation, 08/10/2025

"I have reviewed the revised proposed plans for Queens Road medical practice which were received by email on 8th October 2025 and there is an issue of concern that I must raise. I see the revised application now omits the acoustic enclosure previously included in the in the original application. Reviewing the recommendations of the acoustic report it is recommend that an acoustic enclosure is required. I maintain that the recommendations of that report are progressed.

I understand the applicant wants to omit the acoustic enclosure as the units can be run on quiet mode. I feel it would not be workable or enforceable to recommend that a condition is attached to a planning consent stating that the equipment must only be operated in quiet mode.

As such the original recommendations of the report must be considered to lessen the noise impact of the units on residents, by installing the acoustic enclosure. If an acoustic enclosure is not progressed I have no other option than to recommend refusal for the units to be installed at the proposed location.

Providing the acoustic enclosure is progressed and based on the original report I believe the below condition can be achieved.

Control of noise level of plant/machinery

- 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 façade 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+A1:2019”.

The Office of Environmental Health and Pollution Regulation, 01/09/2025

“I have reviewed the proposed plans for Queens Road medical practice which were received by email on 15th August 2025 and there are a number of issues of concern that I must raise. I see the application is accompanied by the acoustic report reference 2209R01EBMW. The recommendation of this report is that our standard condition below can be achieved providing an acoustic enclosure is installed, reducing the over noise by 14dB. Providing the report recommendations are progressed, I believe the development could achieve the condition below which I recommend the Planning Authority apply.

Control of noise level of plant/machinery

- 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 façade 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+A1:2019”.

Conclusion/Brief comment:

Located at ground level and within the site to the rear of the building, the air conditioning units would have no adverse effects on the character and appearance of the Conservation Area or the special interest of the protected building.

The Office of Environmental Health and Pollution Regulation raised concerns about the potential for noise disturbance from the air conditioning units on surrounding residents and advise that provided that the acoustic enclosure is installed as per the submitted acoustic report, the air conditioning units are likely to be able to operate below background noise level. Revised plans have subsequently been received which include the installation of acoustic enclosures. The revised proposal is therefore unlikely to have any significant adverse effects on the amenities of neighbouring residents. To ensure noise emitted from the air conditioning units remains below the background noise level, it is recommended that a condition is applied.

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.

It is recommended that the application is approved.

Recommendation:
Grant with Conditions



Date: 22/10/2025

