

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: Alterations to landscaping, driveway areas and hardstanding.

LOCATION: Belvedere House, Rue De Belvedere, Fort George, St. Peter Port.

APPLICANT: Tazinda 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: 19/11/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 15/08/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: The Drawing Room: 246/G1 Rev P.
Amy Perkins: BEL/MO/014/AP Rev C & Belvedere Stone July 25.
Richard Loyd Arboricultural Impact Assessment and Method Statement dated 29/10/2025.

Application Ref: FULL/2025/1252

Property Ref: A41110C000

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 access driveways and croquet lawn shall be constructed in accordance with the details set out in the Arboricultural Impact Assessment and Method Statement dated 29/10/2025.

Reason - To make sure that the works are carried out in a way which safeguards the health and amenity of existing trees.

Expiry Date: This permission will cease to have effect on 18/11/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

The application site is located within an area of known archaeological importance and your attention is drawn to the provisions of the Island Development Plan, Annex VIII on Archaeological Assessment. It is desirable that access be granted to the States Archaeologist, Culture & Heritage Service, and that you contact them to gain advice or make arrangements for archaeological recording during any earth moving on the site. The Archaeology team can be contacted on 01481 220729 or 01481 220722, or mobiles 07781 102219 or 07911 721210.

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/2025/1252
Property Ref: A41110C000
Valid date: 15/08/2025
Location: Belvedere House Rue De Belvedere Fort George Fort George
St. Peter Port Guernsey GY1 2SJ
Proposal: Alterations to landscaping, driveway areas and hardstanding.
Applicant: Tazinda 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. The access driveways and croquet lawn shall be constructed in accordance with the details set out in the Arboricultural Impact Assessment and Method Statement dated

29/10/2025.

Reason - To make sure that the works are carried out in a way which safeguards the health and amenity of existing trees.

INFORMATIVES

The application site is located within an area of known archaeological importance and your attention is drawn to the provisions of the Island Development Plan, Annex VIII on Archaeological Assessment. It is desirable that access be granted to the States Archaeologist, Culture & Heritage Service, and that you contact them to gain advice or make arrangements for archaeological recording during any earth moving on the site. The Archaeology team can be contacted on 01481 220729 or 01481 220722, or mobiles 07781 102219 or 07911 721210.

OFFICER'S REPORT

Brief Description of the site:

Planning permission is requested for alterations to landscaping, driveway areas and hardstanding.

The application site comprises a large, prominent, detached dwelling set in extensive grounds at the northern end of the Fort George estate. The whole of the building and various features around it are protected. The site is located within the St Peter Port Conservation Area and is adjacent to a Site of Special Significance and Area of Biodiversity Importance. The site is Outside of the Centres.

Relevant History:

24/09/2025 – FULL/2025/0111 – Permission granted for alterations to vehicle access and erect gates, erect fencing to south west roadside boundary and alterations to landscaping (Revised) (Protected Building).

10/07/2025 – FULL/2025/0902 – Permission granted to erect single storey outbuilding to south boundary (site of a Protected Building).

27/06/2025 – FULL/2025/0500 – Permission granted to erect fencing to north and south boundaries and to east of site (site of a Protected Building).

16/08/2024 – FULL/2024/1175 – Permission granted for variations to previously approved plans to alter ground level and erect retaining wall to create basement light well to east (rear) of property. Alterations to fenestration and internal

alterations, install oil tank, erect oil tank/bin enclosure and gates (Protected Building) - Alterations to landscaping scheme including hardstanding drive and parking area.

14/01/2021 – FULL/2020/1253 – Permission granted to alter ground levels and erect retaining wall to create basement light well to east (rear) of property, alteration to fenestration and internal alterations, install oil tank, erect oil tank/bin enclosure and gates (Protected Building).

08/07/2016 - FULL/2016/0845 – Permission granted for conversion of existing 3 apartments to 1 dwelling, demolish existing extensions and erect 1st floor extensions on south east and north west elevations, erect glazed conservatory at rear and install terraces at rear (north east) with garage below and create lightwells to front elevation (Revised scheme) (Protected Building).

Existing Use(s):

Residential

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:

GP1 – Landscape Character and Open Land
GP2 – Sites of Special Significance
GP4 – Conservation Areas
GP5 – Protected Buildings
GP7 – Archaeological Remains
GP8 – Design
GP9 – Sustainable Development
GP13 – Householder Development

Consultations:

Agriculture, Countryside and Land Management Services, 05/09/2025

"In response to your letter dated 18th August 2025, the following comments are made in respect of the above application and relate entirely to potential impacts on trees and proposals for new tree planting. These comments should be read in conjunction with the previous responses I gave in relation to the existing trees on site (i.e. the Preliminary Arboricultural & Landscape Report dated 21st February 2025 and my email dated 18th July 2025 to Planning).

The covering letter from The Drawing Room, dated 23rd July 2025 included the following variations to the original approval (FULL/2020/1253) and subsequent approved landscaping variations (FULL/2024/1175):

1. Fell x2 trees (T201, T204)
2. Create new croquet lawn
3. Amend position of paved parking area for up to 5 vehicles to North-East of house
4. Create layby for up to 2 vehicles part way along the secondary driveway
5. Create formal rose garden with central feature area
6. Create x2 new patios to the East of the house
7. New tree planting

1 Fell trees T201 & T204

Tree T204 has already been commented on previously, (Preliminary Arboricultural & Landscape Report dated 21/2/25): “...*The removal (of an ash tree T204) is justified on the basis of the tree’s (poor) condition and structure..*”

Tree 201 is described as an “Acer” in Tree Dimension’s report (TD report) dated 16th July 2025. The justification for removal is based on the negative impact that the tree would have on the orangery, from honeydew secretions from sap sucking insects and the sooty mould which often results from such secretions. It is generally agreed that honeydew secretions can be problematic in some situations but not all Acers are susceptible to the same extent. Regardless of type of tree, shading will, over time, have a negative impact on the structure and function of the orangery. Given the presence of other mature trees within the site the removal of this tree, which is located behind the main building, will have a minimal impact on the visual amenity of the area.

2 Create new croquet lawn

Root Protection Areas (RPAs) are not shown on any of the plans submitted so it is difficult to make a clear assessment of the degree of any impact on surrounding trees. Based on a basic visual assessment of the canopy spread, using orthophotos, the impact on the surrounding trees is likely to be minimal. However an Arboricultural Method Statement (AMS) should be provided which outlines how damage to tree roots can be minimised to an acceptable level and propose mitigations where damage to or loss of tree roots is likely to occur.

3 Amend position of paved parking area for up to 5 vehicles to North-East of house
The proposed paved parking appears to be set well away from important trees and so is unlikely to have any significant impact.

4 Create layby for up to 2 vehicles part way along the secondary driveway

As with the croquet lawn, no RPAs have been drawn onto the plans, so it is difficult to determine the extent of any impact on the surrounding trees. As above an AMS should be provided which outlines how damage to tree roots can be minimised to an

acceptable level and propose mitigations where damage to or loss of tree roots is likely to occur.

5 & 6 Create formal rose garden with central feature area & Create x2 new patios to the East of the house

The proposed locations for these elements are well away from retained, important trees and therefore unlikely to have any impact.

7 New tree planting

The landscape scheme in terms of new tree plantings uses four different species, *Betula pendula* (silver birch), *Quercus ilex* (evergreen oak), *Acer campestre* “Elsrijk” and its true species form (field maple) and *Tilia cordata* “Green Spire” (small-leafed lime). The birch, maple and lime are native species whilst the evergreen oak is a non-native species that is established and widespread in Guernsey. Although evergreen oak is an invasive species its potential to become so is limited in this situation given the relatively suburban nature of the site. It is close to a Site of Special Significance but this is already established woodland albeit one which comprises a fair proportion of sycamore.

The reasons for the use of the cultivars Elsrijk & Green Spire, as opposed to using the species form (non cultivar), are not stated. However they are selections which between them offer resistance to aphids and tolerance to paved areas. They also display greater uniformity and symmetry of crown but this comes with reduced genetic variation. In a rural setting these are generally characteristics to avoid but in a formal planting within an urban/peri-urban environment they offer some benefits over using the equivalent species form. No objections are raised to any of the species/cultivars suggested but given Elsrijk’s claimed resistance to aphids it could perhaps be used instead of the species form (marked TN11) given its proximity to the orangery (ref. plan drawing BEL/DD/053) – unless it’s a typo or an omission from the plans?

Fencing

It is noted that the proposals for a “security fence” are already approved, however it is worth re-iterating the requirement for an AMS to minimise damage to tree roots which might result from installing fence posts within Root Protection Areas. Because the precise locations of the posts cannot be determined, until the time of installation, it is recommended that the method statement should include provision for a qualified arboriculturist to be onsite during installation”.

Conclusion/Brief comment:

The proposal includes the removal of 2 trees in addition to the 11 trees approved to be removed under application FULL/2025/0111. A tree management report has been submitted with the application to explain and justify the removal of the trees and sets out mitigation measures through replacement tree planting approved under application FULL/2025/0111. Based on the information submitted and given the presence of other mature trees within the site and proposed replacement trees

planting approved under application FULL/2025/0111, the removal of the 2 trees will have a minimal impact on the visual amenity of the area.

A method statement for the alterations to the driveway and the creation of the croquet lawn has been submitted with the aim of minimising the impact on existing trees. Provided that the works are undertaken in accordance with the proposed method statement the alterations to the driveway and the creation of the croquet lawn is unlikely to have a significant adverse effect on existing trees.

As a whole, the proposal would conserve the character and appearance of the Conservation Area and would have no significant adverse effects on the setting of the protected building, in accordance with Policies GP4 and GP5.

The proposal is unlikely to have a significant negative or damaging impact on the adjacent Site of Special Significance.

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: 18/11/2025