

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: Change of use of part of ground floor retail (Use Class 10: General Retail) to office (Use Class 15), install replacement shop front and installation of a fascia sign.

LOCATION: 22, Smith Street, St. Peter Port.

APPLICANT: Mr M Morris

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: 07/11/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 10/09/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Axis Mason - 4968 005P1, 010P1, 020P2

Application Ref: FULL/2025/1268

Property Ref: A200880000

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.No development shall commence until 1:20 scale drawings of the proposed shopfront and door as well as 1:5 scale drawings of the shopfront pallister, stallriser, cornice, fascia, jamb, mullion, head and, cill, and door fanlight, jamb, mullion, head and, threshold have been submitted to and approved in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - In the interests of visual amenity having regard to the location of the property within a Conservation Area.

Expiry Date: This permission will cease to have effect on 06/11/2028 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/2025/1268
Property Ref: A200880000
Valid date: 10/09/2025
Location: 22 Smith Street St. Peter Port Guernsey GY1 2JD
Proposal: Change of use of part of ground floor retail (Use Class 10: General Retail) to office (Use Class 15), install replacement shop front and installation of a fascia sign.

Applicant: Mr M Morris

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.

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Reason - In the interests of visual amenity having regard to the location of the property within a Conservation Area.

OFFICER'S REPORT

Brief Description of the site:

22 Smith Street is a terrace property situated to the south of Smith Street and has a central front door but with separate shopfronts with independent accesses to either side. The shopfront is tied together with a continuous fascia and decorative pilasters to either end and around the central door.

The site is located in a Main Centre, Archaeological Area and Conservation Area as designated in the Island Development Plan. There are protected buildings surrounding the site.

Relevant History:

Pre-application advice was sought in this case.

Existing Use(s):

Office

Retail

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:

MC4(A): Office Development in Main Centres

MC6: Retail in Main Centres

GP4: Conservation Areas

GP5: Protected Buildings

GP8: Design

GP9: Sustainable Development

Conclusion/Brief comment:

Policy MC4(A) makes provision for new office development and extension of existing office stock in Main Centres (not within the Core Retail Area). Policy MC6 allows for the change of use away from retail where it supports the objective of ensuring Main Centres remain attractive focal points for economic and social activity. There are a variety of uses in the vicinity including retail, offices, pubs/restaurants/hotels and residential uses. The proposed office accommodation is compatible with the uses found nearby and will support economic activity in the Main Centre in accordance with MC6.

The existing ground floor shopfront arrangement is not considered to be of particular architectural merit and its removal is accepted. The proposed shopfront is traditional in its design and appearance, will conserve the character and appearance of the Conservation Area and will not result in harm to the setting of any protected buildings. There will be no adverse impact on the amenities of surrounding occupiers as a result of the change of use and proposed external changes. The scheme accords with Policies GP4, GP5, GP8 and GP9 of the Island Development Plan.

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



Date: 27/10/2025

