

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 and extension of first, second and third floors to create 3 flats (Use Class 2) and associated works (Protected Building) (Revised Scheme).

LOCATION: 32 High Street, St. Peter Port.

APPLICANT: Stone House Propertie 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: 09/12/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 14/08/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Courtillet Design - 24.822 07G, 08F, 09F, 11E

Application Ref: FULL/2025/1332

Property Ref: A200320000

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.Prior to construction of the west gable parapet, large-scale drawings (1:10 elevations) of that parapet shall be submitted to and agreed in writing by the Authority. The works shall thereafter be carried out in accordance with the approved details.

Reason - To maintain the special interest of the protected building in accordance with Policy GP5: Protected Buildings and Section 34 of the Land Planning and Development (Guernsey) Law, 2005.

5.Prior to construction of the extension hereby approved, the means by which that extension shall be attached to the existing building and to the neighbouring protected building to the south shall be submitted to and agreed in writing by the Authority. The works shall thereafter be carried out in accordance with the approved details.

Reason - To maintain the special interest of the protected building in accordance with Policy GP5: Protected Buildings and Section 34 of the Land Planning and Development (Guernsey) Law, 2005.

6.Prior to removal of the existing and installation of new internal and external doors and windows, large-scale drawings (1:20 elevations; 1:5 sections) of all new and replacement internal and external doors and windows shall be submitted to and agreed in writing by the Authority. The works shall thereafter be carried out in accordance with the approved details.

Reason - To maintain the special interest of the protected building in accordance with Policy GP5: Protected Buildings and Section 34 of the Land Planning and Development (Guernsey) Law, 2005.

7. Prior to installation of each, the following shall be submitted to and agreed in writing by the Authority:

- Large scale drawings (1:10 elevations) of the new staircases;
- A specification of the glazed balustrade and associated fixings;
- A specification or sample of any new rain waters goods and an explanation of the means of fixing of these;
- Details of the external appearance of all new vents and extractors, including those serving the dry riser;
- A specification or sample for all areas of hardstanding.

The works shall thereafter be carried out in accordance with the approved details.

Reason - To maintain the special interest of the protected building in accordance with Policy GP5: Protected Buildings and Section 34 of the Land Planning and Development (Guernsey) Law, 2005.

8. Inserted partitions shall be cut around and not through existing joinery.

Reason - To maintain the special interest of the protected building in accordance with Policy GP5: Protected Buildings and Section 34 of the Land Planning and Development (Guernsey) Law, 2005.

9. The doors of the second and third floor western rooms within the existing building shall be retained exposed on the landing side.

Reason - To maintain the special interest of the protected building in accordance with Policy GP5: Protected Buildings and Section 34 of the Land Planning and Development (Guernsey) Law, 2005.

10. All leadwork shall be installed in accordance with Lead Sheet Association instructions.

Reason - To maintain the special interest of the protected building in accordance with Policy GP5: Protected Buildings and Section 34 of the Land Planning and Development (Guernsey) Law, 2005.

11. The privacy screens hereby approved to the west side of the third floor roof balcony and the second floor landing serving Flat 3 shall be glazed with obscure glass to a minimum level 3 on the Pilkington scale (or equivalent) and shall be installed prior to Flat 3 being first occupied. The screens shall thereafter be retained at all times.

Reason - To minimise the effect of the development on the privacy and amenities of nearby residents.

Expiry Date: This permission will cease to have effect on 08/12/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

For the avoidance of doubt, should further work be required to any element following commencement of works, beyond that shown on the submitted plans, such as any supplementary roof slates be required or any further works to the front or rear external walls of the building, this may require separate consent and advice could be sought from the Authority.

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/2025/1332
Property Ref: A200320000
Valid date: 14/08/2025
Location: 32 High Street St. Peter Port Guernsey GY1 2JU
Proposal: Change of use and extension of first, second and third floors to create 3 flats (Use Class 2) and associated works (Protected Building) (Revised Scheme).

Applicant: Stone House Propertie Ltd

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. Prior to construction of the west gable parapet, large-scale drawings (1:10 elevations) of that parapet shall be submitted to and agreed in writing by the Authority. The works shall thereafter be carried out in accordance with the approved details.

Reason - To maintain the special interest of the protected building in accordance with Policy GP5: Protected Buildings and Section 34 of the Land Planning and Development (Guernsey) Law, 2005.

5. Prior to construction of the extension hereby approved, the means by which that extension shall be attached to the existing building and to the neighbouring protected building to the south shall be submitted to and agreed in writing by the Authority. The works shall thereafter be carried out in accordance with the approved details.

Reason - To maintain the special interest of the protected building in accordance with Policy GP5: Protected Buildings and Section 34 of the Land Planning and Development (Guernsey) Law, 2005.

6. Prior to removal of the existing and installation of new internal and external doors and windows, large-scale drawings (1:20 elevations; 1:5 sections) of all new and replacement internal and external doors and windows shall be submitted to and agreed in writing by the Authority. The works shall thereafter be carried out in accordance with the approved details.

Reason - To maintain the special interest of the protected building in accordance with Policy GP5: Protected Buildings and Section 34 of the Land Planning and Development (Guernsey) Law, 2005.

7. Prior to installation of each, the following shall be submitted to and agreed in writing by the Authority:

- Large scale drawings (1:10 elevations) of the new staircases;
- A specification of the glazed balustrade and associated fixings;
- A specification or sample of any new rain waters goods and an explanation of the means of fixing of these;
- Details of the external appearance of all new vents and extractors, including those serving the dry riser;
- A specification or sample for all areas of hardstanding.

The works shall thereafter be carried out in accordance with the approved details.

Reason - To maintain the special interest of the protected building in accordance with Policy GP5: Protected Buildings and Section 34 of the Land Planning and Development (Guernsey) Law, 2005.

8. Inserted partitions shall be cut around and not through existing joinery.

Reason - To maintain the special interest of the protected building in accordance with Policy GP5: Protected Buildings and Section 34 of the Land Planning and Development (Guernsey) Law, 2005.

9. The doors of the second and third floor western rooms within the existing building shall be retained exposed on the landing side.

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Reason - To minimise the effect of the development on the privacy and amenities of nearby residents.

INFORMATIVES

For the avoidance of doubt, should further work be required to any element following commencement of works, beyond that shown on the submitted plans, such as any supplementary roof slates be required or any further works to the front or rear external walls of the building, this may require separate consent and advice should be sought from the Authority.

OFFICER'S REPORT

Site Description:

From the High Street No 32 appears as a four-storey building with retail accommodation on the ground floor and ancillary retail space on the upper floors. The building has been extended to the rear with a single storey extension which covers the remaining site area. The land rises from the High Street towards the rear of the building and from that direction the building appears as three storey, with the roof of the rear extension at ground level.

The building forms part of the row of multi-storey, historic buildings located on the west side of the High Street, attached to that to the south and separated from that to the north by a cobbled venelle. To the rear the property is separated from a small courtyard by a high wall and further buildings rise up the hillside away from the site.

The main building comprises a part flat, part pitched roof with a parapet to the front elevation which ties in with that on the attached building to the south. The front elevation incorporates a shop front at ground floor level with six over six sash windows at first and second floor and a three over six window at third floor level. The rear elevation incorporates six over six sashes at first floor, two over two at second floor and two over four at third floor.

The site is located in the St Peter Port Main Centre and Conservation Area, and the Core Retail Area as designated in the Island Development Plan. The whole of the building is protected and the area is recognised as of archaeological importance.

Relevant History:

Application site

FULL/2024/2037 Change of use and extension of first, second and third floors to create 4 flats (Use Class 2) with communal roof terrace and associated works (Protected Building). Refused 19/03/2025 for the following reasons:

1. The development as proposed would result in partial demolition of the protected building, loss of the original plan form, loss of features within the building and construction of an extension which does not respect the scale or form of the existing building. The application does not rebut the presumption against partial demolition of the protected building set out within the Land Planning and Development (Guernsey) Law, 2005 and that demolition, together with the proposed extensions and alterations, would have an adverse effect on the special interest of the building and the setting of adjoining protected buildings which would not be outweighed by any identifiable economic, social or other benefits or the contribution of the development to the vitality of the Main Centre. The proposal fails to meet the terms of Policy GP5 (Protected Buildings), GP8 (Design) and GP9b) (Sustainable Development) and would not meet the statutory duties in respect of protected buildings.

2. The proposed development, by virtue of the scale, bulk and form of the proposed extension relative to the existing building does not achieve a good standard of design and does not respect the character of the local built environment. The proposal fails to meet the terms of Policy GP8a) and c) (Design).

3. The proposed development does not demonstrate that the proposals have adequately considered the health and well-being of the occupiers of the development by means of providing adequate privacy or that the proposals would not have unacceptable impacts on the amenities of neighbouring properties. The proposal fails to meet the terms of Policy GP8d) (Design) and GP9b) (Sustainable Development).

4. As the proposal does not meet all of the relevant policies of the Island Development Plan, the presumption in favour of residential development contained within Policy MC2 (Housing in Main Centres and Main Centre Outer Areas) and retail development contained within Policy MC6 (Retail in Main Centres) is rebutted.

34-36 High Street (A200300000)(North of application site)

FULL/2023/0865 Permission for change of use of 1st, 2nd and 3rd floors from retail to create 3 residential flats. Demolish extension and outbuildings, erect 4 storey extension, alter roof and install rooflight to west (rear) elevation and internal alterations, alterations to outbuilding/bin/bike store (Protected Building) Approved 29/08/2023 Implementation underway.

5 Berthelot Street (A200360000)(South-west of application site)

FULL/2011/0065 Change of use of office to residential accommodation (Protected Building). Approved 22/09/2011 – Appears implemented on site.

Existing Use(s):

Retail

Brief Description of Development:

The application relates to the conversion of the first, second and third floors of 32 High Street to form three residential flats, 2no 1 bed and 1no 2 bed.

A Statement of Significance and Statement of Need are provided in support of the application.

To support the conversion the following alterations are proposed:

- Alterations to ground floor, replacing and enclosing the staircase and forming new entrance to stair from venelle;
- Construction of 3 storey flat roof extension above existing single storey extension, stepped to 2 storey with roof terrace to rear of building footprint,

requiring formation of doorways in rear wall of building and incorporating new windows to side (north) and new glazed doors and external access steps to rear (west) elevation;

- Retained roof to be stripped, insulated and re-laid and lead flashing to be renewed;
- Existing windows to front (east) and side (north) elevation are to be retained and refurbished, excepting replacement of upvc dormer window;
- New window formed in existing wall to rear of building, along north boundary;
- Internal insulation to all upper floor external walls and upgrades for fire and sound separation;
- Removal of internal wall and construction of new wall to first floor between Flats 1 & 2;
- Reinforcement of internal wall between Flats 1 & 3 and 1 & 4;
- Installation of partitions to form new rooms at second and third floor level;
- Form shower room on landing at second floor, including demolition of part of wall.
- Replacement of rain water goods.

The application does not propose any alterations to the end of the wall or steps to the rear of building, forming access to the venelle.

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

Island Development Plan policies:

MC2: Housing in Main Centres and Main Centre Outer Areas

MC6: Retail in Main Centres

GP4: Conservation Areas

GP5: Protected Buildings

GP8: Design

GP9: Sustainable Development

IP6: Transport infrastructure and support facilities

Representations:

An email has been received noting that the venelle does not belong to the applicant and no permission has been granted for the erection of a doorway on to this venelle, and that the window above would be directly opposite an existing window in the facing elevation of the building to the north.

Consultations:

None.

Summary of Issues:

The key issues in this case relate to the design of the development, the impact of the proposed development on the fabric and special interest of the Protected Building, and the impacts on the amenities of the occupiers and neighbours of the proposed development.

Assessment against:

- 1 - Purposes of the law.**
- 2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.**
- 3 - General material considerations set out in the General Provisions Ordinance.**
- 4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).**

Legal and policy framework

This application relates to an extended protected building located to the west of the High Street. The property falls within the Core Retail Area of Town, and forms part of the Conservation Area in the St Peter Port Main Centre Inner Area, as defined in the Island Development Plan (2016).

The application proposes a revised scheme following refusal for the conversion of the upper floors of the building to form residential flats and includes partial demolition of the building, extension and internal alterations (see Relevant History above for reasons for previous refusal).

The proposal would fall to be considered under Policies MC2 (Housing in Main Centres), MC6 (Retail in Main Centres), GP4 (Conservation Areas), GP5 (Protected Buildings), GP8 (Design) and GP9 (Sustainable Development) in the Plan. In addition, regard must be had to the duties set out within the Land Planning and Development (Guernsey) Law, 2005, in particular:

Section 34 of the Law explains the general functions of authorities in respect of protected buildings. This states that:

It is the duty of any department of the States when exercising its functions under this Law –

- (a) to secure so far as possible that the special historic, architectural, traditional or other special characteristics of buildings listed on the protected buildings list (“protected buildings”) are preserved, and
- (b) in particular, in exercising its functions with respect to a protected building or any other building or land in the vicinity of a protected building, to pay special attention to the desirability of preserving the protected building’s special characteristics and setting.

Section 35 of the Law states that there is a strong presumption against planning permission being given for any development which:

- a) involves the demolition or destruction of or of any part of a protected building, or
- b) adversely affects its special character or features.

Section 38 of the Law explains the general functions of authorities in respect of conservation areas. This states that:

In the exercise, with respect to any building or other land in a conservation area, of any powers under this Law or any other enactment, special attention shall be paid to the desirability of preserving and enhancing the character and appearance of that area.

In respect of these statutory duties, the word 'preserve' is taken in its ordinary meaning as set out in Chamber's dictionary, which is 'to keep safe from harm or loss'.

Section 13 to Part IV of The Land Planning and Development (General Provisions) Ordinance, 2007, sets out a number of general material considerations, the following of which are considered to be relevant in this instance:

- (b) the character and quality of the natural and built environment which is likely to be created by the development,
- (c) the appropriateness of the development in relation to its surroundings in terms of its design, layout, scale, siting and the materials to be used,
- (d) the likely effect of the development on the character and amenity of the locality in question,
- i) the likely effect of the development on the reasonable enjoyment of neighbouring properties.

Section 15 clarifies that the additional considerations referred to in paragraphs (b) and (c) of section 14 also apply to protected buildings, namely:

- b) where any alteration to a protected monument is proposed, the appropriateness and compatibility of that alteration in relation to that monument, and
- c) the opportunity that the development may afford to restore, enhance or improve the protected monument or its setting.

The principle of development

The proposal would not impact on the retention and ongoing use of the ground floor retail unit.

In respect of the change of use of the ancillary retail areas on the upper floors, Policy MC6 states that, within the Core Retail Areas, change of use away from retail on

upper floors will generally be acceptable, where the new use would contribute to the vitality and viability of the Core Retail Area. The pre-facing text to that policy recognises that residential use of upper floors would comprise a use which could contribute to the vitality of the Centre.

The creation of residential accommodation on the upper floors would fall to be considered under Policy MC2.

Policy MC2 states that proposals for housing development will be supported, providing that where they are able to accommodate a variety of dwellings they provide an appropriate mix and type of dwelling and that the proposals are in accordance with all other relevant policies of the Plan.

In this case, the form of development proposed is to some extent constrained by the layout of the building and the need for any proposal to respect the special interest of the protected building. The provision of 2no one-bedroom flats and 1no two-bedroom flat would be acceptable in respect of identified housing requirements and would be appropriate in this town centre location.

Policy therefore supports the principle of the development proposed, subject to the details of the development meeting the terms of the relevant policies and statutory duties, as set out above.

Impact on the special interest of the protected building.

In addition to the requirements of Policy GP5, Policy GP8 states that, where development relates to protected buildings or their settings, development will be expected to conserve the particular special interest of those buildings and sets out an expectation for development to achieve a particularly high standard of design. Policy GP9 states that it must be demonstrated that proposals would not have unacceptable impacts on the special interest of protected buildings. In this case, in addition to the host dwelling, all of the buildings in this part of the west side of the High Street are protected, and the setting of those buildings must also be given consideration.

The plans submitted under this application reduce the impact of the proposals on the plan form of the building, retaining and protecting a greater extent of the existing fabric.

The value in the setting of the rear parts of this and adjacent protected buildings derives from the sense of enclosure between the buildings created by narrow vennelles, providing access, and small yards (often now covered by single storey development) between taller buildings. The submitted plans reduce the scale and massing of the proposed rear extension to an extent which would ensure the setting of both the host dwelling and adjacent protected buildings is maintained, subject to details of the means by which the extension will be connected to abutting buildings and of the glazed balustrade.

In addition, to ensure the development is appropriately detailed, it is recommended that the following elements are required by condition:

- Details of west gable parapet;
- Details of new and replacement window and doors;
- Details of new staircases;
- Details of rainwater goods;
- Details of hardstanding;
- Details of vents, extractors and dry riser;
- Inserted partitions must be cut around and not through existing joinery;
- Doors of the second and third floor western roofs shall be retained exposed on the landing side;
- Leadwork to be installed in accordance with Lead Sheet Association instructions.

Subject to these conditions, the revised proposal would be acceptable in terms of the special interest of the protected buildings, and the statutory duties set out within the Law.

For the avoidance of doubt, should further work be required to any element following commencement of works, beyond that shown on the submitted plans, such as any supplementary roof slates be required or any further works to the front or rear external walls, this may require separate consent.

Design

Policy GP8 requires that a proposal achieve a good standard of design which makes the most effective and efficient use of land and respects the character of the local built environment. The prefacing text to that policy states that, within Conservation Areas and where the development relates to a protected building, development will be expected to achieve a particularly high standard of design.

In this case, the proposal does seek reuse of underused upper floors in an existing building, thereby making a more efficient use of the building. As set out above, the scale, bulk and massing of the proposed extension has been reduced to improve the relationship with the existing building and the revised proposal would achieve an acceptable level of design which would not have an adverse impact on the character of the local built environment.

The proposal therefore accords with Policy GP8a) and c) (Design).

Impact on the character of the Conservation Area.

The building is located within the Old Town Character Area of the St Peter Port Conservation Area. In addition to the requirements of Policy GP4, as set out above, Policy GP8 includes an expectation that development will conserve the particular special interest of Conservation Areas, achieving a particularly high standard of design, and Policy GP9b) states that it must be demonstrated that proposals would not have unacceptable impacts on the special interest of Conservation Areas.

The proposed extension would be located to the rear of the existing building and would be enclosed by high development on all sides. Views from public areas within the immediate area are extremely limited and in long views, e.g. from the Mignot Plateau to the south, the proposed development would be absorbed into surrounding development and would not form a prominent or intrusive feature.

The proposed works are located such that the character, historic and architectural interest and appearance of the Conservation Area would be conserved. The proposal would therefore meet the terms of Policies GP4, GP8 and GP9b), and the statutory duty of the Law in respect of Conservation Areas.

Amenities of the occupiers and neighbours of the development

In respect of residential amenity, the proposed units would exceed the floor space requirements of the Guernsey Technical Standards (no assessment has been undertaken in respect of other elements of those standards).

In terms of daylight, sunlight and outlook, it is recognised within Annex I of the Island Development Plan that building at higher densities, and attempting conversion of historic buildings, brings challenges with respect to ensuring reasonable amenities are provided. In this case, Flat 1 is positioned to the east of the building, utilising existing fenestration and facing over the high street. This flat would achieve reasonable outlook and lighting. The remaining units are located to the rear of the building, with the primary living accommodation orientated to the west and served by full length glazed doors and secondary windows. The bedroom associated with Flat 3 would benefit from full length doors accessing a roof terrace and, following deferral, the bedroom window serving Flat 2 would be appropriate to serve the room. As initially proposed, the new window to that bedroom would have been directly opposite an existing window in the building across the venelle and there were concerns regarding impacts on privacy. Retention and use of an existing window to serve this room would however overcome these concerns.

It is generally accepted within the Town area that the provision of amenities and facilities is good and there is not therefore a requirement for provision of external space or dedicated car parking. The absence of external amenity space and parking provision is not therefore a concern in this case.

Separate access is provided to each flat, through the venelle to the side of the building. Representation submitted in respect of the application notes that the building does not benefit from right of way across that venelle. This has been raised with the agent for the application, however it comprises a third-party matter and would not preclude determination of this application.

Accessibility of the units would be poor, all units being accessed by steps. It is however acknowledged that this can be a consequence of converting historic buildings, particularly when seeking to reuse upper floors on a constrained plot within the Town centre. In this instance, the benefit of providing a viable use for the protected building and making more efficient use of an existing building would outweigh the need to provide accessible accommodation.

There is no provision or capacity to provide secure and covered cycle storage external to the building. Inclusion of such space within the building would severely compromise the use of the building. In light of this and given that there is public provision for cycle parking in the area, it is not considered necessary to require such provision as part of this application.

A small area is allocated for bin storage to the rear of the site. This bin storage is located immediately outside of the high level window serving the primary living accommodation of Flat 2 and close to the access door. Whilst this is not desirable, the high level window would be fixed shut and, on balance, the extent of impact is not sufficient to warrant further deferral of the application.

Residential properties in the surrounding area are generally limited to the upper floors of adjacent buildings. The proposed development would not impact significantly on properties to the south or east.

Permission was granted in 2011 for the change of use of the building to the south-west to residential accommodation, and it appeared on site that that permission had been implemented. The building benefits from an enclosed courtyard to the rear, which is currently overlooked only by the rear windows of the application site and those of the building to the north. There were previously concerns regarding increased overlooking of that courtyard through the introduction of stepped access with landings up the rear of the proposed extension within 1m of the boundary with the courtyard. The revised submission includes privacy screens to each landing and around the third floor roof terrace, which would reduce overlooking to within reasonable limits, and implementation of these features can be secured through condition.

Permission has recently been granted for conversion of the upper floors of the building to the north to residential, and works are underway to implement that permission. There are windows at all levels facing south and west within the adjacent building. As approved, the west facing windows would serve bedrooms, as would the westernmost of the south facing windows at first and third floor level. The other windows at first, second and third floor levels would serve shower rooms.

The revised proposal omits all new windows to the north elevation of the existing part of the building, limiting new apertures to the western end of the elevation. As noted above, this would overcome any potential concerns regarding interface.

The proposed extension would project 6m beyond the rear elevation of the existing building, and c4m beyond the rear extension on the adjacent property to the north, with a separation distance of c1m from that building. The proposal would be likely to result in some loss of light to the rear facing windows in the adjacent property. As approved, the windows would however serve bedrooms and not primary living accommodation. In light of this and taking into account the high-density location, any impact arising would not be sufficient to warrant refusal of the application.

On balance, in light of the above, any impacts on the amenities of adjoining properties are not considered sufficient to warrant objection to the application.

Sustainable development

A statement has been submitted in respect of sustainable development and the requirements of Policy GP9, noting that the works will be in compliance with the Building Regulations, and the submitted information indicates upgrades to the existing building in respect of thermal performance. Given the constraints associated with the conversion of a protected building, this information is considered adequate to address the requirements of Policy GP9.

Conclusion

Overall the amended proposal submitted under this application accord with the purpose of the Law, material considerations and relevant planning policies and, subject to the conditions outlined above, it is recommended that the application be approved.

Date: 03/12/2025

