

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: Erect awning to shop front and internal alterations (Protected Building).

LOCATION: 27 Commercial Arcade, St. Peter Port.

APPLICANT: Aroma Cafe-Deli & Pasta Bar

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: 10/02/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 11/09/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Jason Hobbs Architectural Services Ltd: 6579/A/2b

Application Ref: FULL/2025/1382

Property Ref: A300710000

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. For the avoidance of any doubt planning permission is hereby granted for the awning referred to as the 'revised' scheme and as shown within the red box on the approved drawing ref: 6579/A/2b and for no other awning shown on that drawing.

Reason - To define the permission for the avoidance of any doubt and in the interest of visual amenity in accordance with Policy GP8 and to protect the character and appearance of the Conservation Area and the special interest of the protected building in accordance with Policies GP4 and GP5 respectively..

Expiry Date: This permission will cease to have effect on 09/02/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

No permission is hereby granted for any ducting or external grilles associated with the ventilation system shown on the approved drawing. Given that the property is protected, should any such installations be required then Authority should be contacted in the first instance as planning permission may be required.

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/2025/1382
Property Ref: A300710000
Valid date: 11/09/2025
Location: 27 Commercial Arcade St. Peter Port Guernsey GY1 1JX
Proposal: Erect awning to shop front and internal alterations (Protected Building).

Applicant: Aroma Cafe-Deli & Pasta Bar

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. For the avoidance of any doubt planning permission is hereby granted for the awning referred to as the 'deferred scheme' and as shown within the red box on the approved drawing ref: 6579/A/2b and for no other awning shown on that drawing.

Reason - To define the permission for the avoidance of any doubt and in the interest of visual amenity in accordance with Policy GP8 and to protect the character and appearance of the Conservation Area and the special interest of the protected building in accordance with Policies GP4 and GP5 respectively..

INFORMATIVES

No permission is hereby granted for any ducting or external grilles associated with the ventilation system shown on the approved drawing. Given that the property is protected, should any such installations be required then Authority should be contacted in the first instance as planning permission may be required.

OFFICER'S REPORT

Brief Description of the site:

The property comprises a retail premises located within a terrace of premises that form the northern aspect of Commercial Arcade. The property is located within a Core Retail Area, Conservation Area and Main Centre Inner Area as designated in the Island Development Plan.

The whole of the property (interior and exterior) is a protected building.

Permission is sought to install a retractable awning to the shop front, in the company colours with the company name printed on the awning. Permission is also proposed for internal alterations to the property.

Relevant History:

FULL/2020/0144	Erect awning on front (south) elevation of premises (Protected Building).	Withdrawn 22/04/2020
FULL/2019/1108	Erect awning on front (south) of premises (Protected Building).	Withdrawn 30/08/2019
FULL/2011/3211	Change of Use of ground floor from retail use class 15 to retail use class 14 (sell or display goods for retail sale, or offer services to the public). (Protected Building)	Withdrawn 14/10/2011
FULL/2011/2081	Change of use of ground floor from retail use class 15 to retail use class 14 (sell or display	Withdrawn 02/08/2011

	goods for retail sale, or offer services to the public) (protected building).	
PAPP/2008/3664	Change of use from retail outlet to cafe	Granted 23/12/2008

Existing Use(s):

Retail Use Class 11: food

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:

MC6: Retail in Main Centres;
 GP4: Conservation Areas;
 GP5: Protected Buildings;
 GP8: Design;
 GP9: Sustainable Development;

Conclusion/Brief comment:

Within the Main Centres, Policy MC6 (Retail in Main Centres) states that proposals to extend, alter or redevelop existing retail premises will be supported provided that they accord with all other policies of the Plan.

In this case, the proposals must also satisfy the terms of Policies GP4 and GP5 of the Plan, and meet the statutory duties within the Law with regard to Conservation Areas and protected buildings. In addition, Policy GP8, relating to Design, would also be relevant.

As stated above, the premise forms part of the northern aspect of Commercial Arcade in St Peter Port. That frontage comprises a row of terraced type properties, of various forms and with varying designs of shop front. This is the first proposal for an awning to the properties on the northern aspect of Commercial Arcade however there are a few premises surrounding the site that include awnings, which are either rounded or traditional in form.

Various applications have been submitted prior to the application the subject of this report for the installation of an awning to the front elevation of this property, which were all withdrawn following concerns raised with regard to the design and materials proposed.

As initially proposed as part of this application, the scheme included a fixed awning of modern proportions, scale, materials and form which was considered to have a detrimental effect on the character of the surrounding Conservation Area and the special interest of the protected building. The application was subsequently deferred to seek revised plans to address these concerns.

Revised plans have been submitted and the design, scale and massing and overall form of the awning has been reconsidered. It is now proposed to install a retractable fabric awning of traditional design, form and scale. The advertisements to be included on the awning have also been kept to a minimum. Further details of how the awning will be fixed to the fascia of the protected building to be sympathetic and to ensure that minimal harm is caused to the special interest of the protected building have also been provided. The revised scheme would therefore be appropriate to the design of this particular shop front, and taking into account the variety of shop frontages in the area, the awning would not detract from the character or amenity of the Conservation Area, the special interest of this or the setting of adjacent protected buildings.

The internal alterations to the property have also been kept to a minimum and would not cause harm to the special interest of the protected building.

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. For the above reasons the scheme complies with the relevant policies and it is recommended that planning permission be granted.

Recommendation:

Grant with Conditions



Date: 10/02/2025

