

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 covered alfresco area, planters and sign to east (front) of building (Protected Building).

LOCATION: The Hook, North Plantation, St. Peter Port.

APPLICANT: Mr S Jarrold

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: 23/01/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 12/09/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: StudiO Architecture & Design: 065/LL01 Revision C, 065/SK02, Image of awning dimensions (date stamped 12 Sept 2025).

Application Ref: FULL/2025/1417

Property Ref: A112900000

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 the installation of the awning, full details of the material of that feature shall be submitted to and agreed in writing by the Authority. The work shall be completed in accordance with the agreed details.

Reason - The information submitted is not clear and to ensure the development achieves a high standard of design to respect the setting of the protected building and Conservation Area.

5. The planting hereby approved shall consist of natural plants.

Reason - To achieve a high standard of design to respect the setting of the protected building and Conservation Area.

6.Should the Al Fresco area no longer be required, the awning and solid floor hereby approved shall be removed from the site and the facade of the building and existing tarmac surface shall be restored to its original condition.

Reason - To ensure that these features are removed should the Al Fresco area be no longer required in the interests of conserving the Conservation Area and the setting of the protected building.

Expiry Date: This permission will cease to have effect on 22/01/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

For the avoidance of doubt, the advertisement to which this permission relates is non-illuminated. Any form of illumination, whether by external means, will require a

separate grant of planning permission.

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/2025/1417
Property Ref: A112900000
Valid date: 12/09/2025
Location: The Hook North Plantation St. Peter Port Guernsey GY1 2LH
Proposal: Erect covered alfresco area, planters and sign to east (front) of building (Protected Building).

Applicant: Mr S Jarrold

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 the installation of the awning, full details of the material of that feature shall be submitted to and agreed in writing by the Authority. The work shall be

completed in accordance with the agreed details.

Reason - The information submitted is not clear and to ensure the development achieves a high standard of design to respect the setting of the protected building and Conservation Area.

5. The planting hereby approved shall consist of natural plants.

Reason - To achieve a high standard of design to respect the setting of the protected building and Conservation Area.

6. Should the Al Fresco area no longer be required, the awning and solid floor hereby approved shall be removed from the site and the facade of the building and existing tarmac surface shall be restored to its original condition.

Reason - To ensure that these features are removed should the Al Fresco area be no longer required in the interests of conserving the Conservation Area and the setting of the protected building.

INFORMATIVES

For the avoidance of doubt, the advertisement to which this permission relates is non-illuminated. Any form of illumination, whether by external means, will require a separate grant of planning permission.

OFFICER'S REPORT

Site Description:

The application site comprises a 4 storey, mid-terrace building, fronting onto North Plantation. The property is recognised as a protected building, and is sited within a Conservation Area, Core Retail Area, and Harbour Action Area as designated in the Island Development Plan. The whole of the building is protected, fronting onto both Le Pollet and North Plantation.

The neighbouring property to the south, currently known as the Vault, submitted a planning application in 2025 (application ref: FULL/2025/0086) to create a permeant Al-Fresco area. However, the application was withdrawn as concerns were raised over the single means of escape from the building, and therefore the proposal would extend the maximum travel distance beyond what would be acceptable from a Building Control perspective. No significant planning concerns were raised.

A similar proposal was submitted for La Perla (application ref: FULL/2025/0653), which again was also withdrawn.

Relevant History:

Reference No	Description	Decision	Date
FULL/2025/0086 A112860000 The Vault	Erect covered and enclosed Al-Fresco area to east of building. Permanent scheme.	Withdrawn	2025
FULL/2025/0653 A112950000 La Perla	Erect covered alfresco area and signage to east (front) elevation. Permanent scheme.	Withdrawn	2025
FULL/2010/2235 A112910000 Village East (Lost Yeti)	Erect awning above ground floor door and windows. Permanent scheme. Al Fresco area below, not permanent street furniture.	Granted	

Existing Use(s):

The Hook – Food (Retail use class 11: Food).

Brief Description of Development:

Planning permission is sought to erect a covered alfresco area, planters and sign to the east (front) of the building (Protected Building).

The fixed alfresco area will be approximately 7m in length, and will project out from the façade of the building by approximately 2.5m. The awning will be approximately 185mm in height, and will include signage on the front elevation. The awning will be supported by metal posts, and will feature street furniture, timber planters and a raised stone step over the existing street surface. It is noted that the surface of the road under the stone will be retained and protected. The Al-Fresco area will only be accessible from the east elevation, with planters on the north and south elevations respectively. The access width of the Al-Fresco area is 1.5m.

The application was initially deferred over concerns regarding the potential single means of escape from the building, and therefore the proposal would extend the maximum travel distance beyond what would be acceptable from a Building Control perspective.

The agent has demonstrated that the building is served by two means of escape, in an attempt to alleviate Building Control's concerns.

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

MC6 Retail in Main Centres
MC10 Harbour Action Areas
GP4 Conservation Areas
GP5 Protected Buildings
GP8 Design
GP9 Sustainable Development
GP18 Public Realm and Public Art
IP9 Highway Safety, Accessibility and Capacity

Representations:

None.

Consultations:

The Office of Environmental Health and Pollution Regulation's comments:

"I have reviewed the proposed plans to erect a covered alfresco area, planters and sign to the east (front) of the building at the above site.

I do not wish to raise any objections to the proposals.

Traffic and Highway Services' comments:

"Regarding the planning application for an al fresco structure outside The Hook, North Plantation, THS has the following formal response to submit:

- 1. The location of The Hook is directly across the road from the former Visitor Information Centre/entrance to North Plantation. The proposed al fresco structure would not be in the carriageway and will not impact the requirement for a clear width of 4.4 meters to be maintained at all times between the extremity of the al fresco area and the extremity of the courtyard outside the former Visitor Information Centre building. 3.2m is required for a roadway so that access for emergency vehicles and other vehicles is maintained at all times. An additional 1.2 meters is required for an unobstructed footway between the al fresco structure and the North Plantation roadway at all times.*

The plan provided appears to allow for both of these required parameters.

- 2. The footway on the south side of the proposed al fresco area at The Hook is not the natural line that would be taken by pedestrians rendering this footway largely redundant except for access to adjacent properties, as the existing desire line by pedestrians follows more towards the road in to the North Plantation road. As the North Plantation does not have footpaths for*

much of its length and drivers are already used to seeing pedestrians in the carriageway, it is not considered that it would be a significant issue to have an obstruction of an al fresco area adjacent the building, at the end of the footway. Also, traffic restrictions are in place for much of the day.

- 3. Because of the traffic restrictions, the use of the road can be closely compared with both Market Street and the Pollet. The al fresco at Crepe Maison in the Pollet which is part located on the footpath and part in the road, and where pedestrians need to negotiate around the al fresco area, is similar to that being applied for by The Hook in the attached.*
- 4. The current footway along the outside of Sawatdi, The Vault and The Hook is already occupied by numerous bins and trees. This also leads in to the area occupied by Nelio's Deli al fresco. This existing footway stops at the end of The Hook property. There is no raised footway structure outside Lost Yeti (the former Village East). This is a continuation of the roadway surface up to the Lost Yeti building.*
- 5. THS would normally suggest a minimum opening into the al fresco area of 1.2m (in line with the minimum recommended width for a footway) to allow sufficient space for those with accessible needs such as those using wheelchairs or for those using pushchairs/buggies. The 1.5 meter entrance width shown in the plan sufficiently meets this requirement.*

In summary, subject to all dimensions shown on the plan are adhered to THS has no objections to The Hook's plan as attached. In relation to the Planning requirements from within The Hook premises, THS are unable to comment on this issue. In addition with regards to the access/egress points incorporated within the proposed al fresco structure, this matter would need consideration by both Fire and Building Control; the resulting comment for which would be material to Traffic and Highways Services as to whether, or not an al fresco permit should be granted as per the existing plan submitted. I would ask that this be conveyed to Traffic & Highways Services when these comments are known."

Disability Alliance:

No comments received.

Summary of Issues:

- Whether the design, siting, form and materials of the proposed development is acceptable.
- Whether the proposal would have a detrimental effect on the fabric of the protected building, and the setting of adjacent protected buildings.
- Whether the proposal would affect the character and appearance of the Conservation Area.

- The impact of the development on neighbour amenity.

Assessment against:

1 - Purposes of the law.

The objectives of the Law, as set out in Section 1(2), have been considered and this forms part of the assessment of policy issues as set out in 2 below.

2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.

Whether the design, siting, form and materials of the proposed development is acceptable.

The size of the permanent Al-Fresco area would be proportionate to the building and would not unduly project out into the public realm.

The appearance of the awning is 'high' quality for the purposes of Policy GP8 (Design), although full details of the awning material should be confirmed by the agent. This can be controlled by condition.

The incorporation of slender support posts along the east elevation of the Al-Fresco area results in a light-weight design, whilst maintaining visibility of the façade of the building.

The proposal includes a timber planter incorporating a number of plants along the north, east and south elevations, as shown on the drawings and photomontage. To ensure that the proposal achieves a 'high' standard of design within the Conservation Area, the planting should be of natural plants.

Whether the proposal would have a detrimental effect on the fabric of the protected building, and the setting of adjacent protected buildings, and Conservation Area.

It is a requirement under the Land Planning and Development (Guernsey) Law, 2005, when considering applications affecting protected buildings, to secure so far as possible that the special historic, architectural, traditional or other special characteristics (including setting) are preserved. This duty is reflected in Policy GP5 of the IDP which supports proposals to extend or alter a protected building where the development proposed does not have an adverse effect on the special interest of the particular protected building or its setting. The policy states that in all cases proposals must accord with other relevant policies of the IDP.

Under Section 38 of The Land Planning and Development (Guernsey) Law, 2005 the Authority has a duty to pay "special attention to the desirability of preserving and enhancing the character and appearance" of Conservation Areas. This duty is encapsulated in Policy GP4 (Conservation Areas) which states that "proposals for development within a Conservation Area will be supported where the development

conserves and, where possible, enhances the special character, architectural or historic interest and appearance of the particular Conservation Area.”

The fixing of the awning to the protected building is likely to cause limited harm to the historic fabric of the protected building, although would be reversible should the awning be removed in the future. The permanency of this structure would not cause unacceptable harm to the building when taking into account the use of high quality materials, together with its overall appearance.

The overall design and composition of the structure would result in a high quality development that would be sympathetic and respectful to the traditional and historic character of the protected building, as well as this part of Town.

For the purposes of Policy GP4, the proposal would ‘conserve’ the character and appearance of the Conservation Area by virtue of the sympathetic design of the permeant Al Fresco area.

Should the awning no longer be required in the future, the awning, including the solid floor shall be removed from the site and the existing tarmac surface shall be restored and made accessible.

Whether the proposal would affect pedestrian safety or highway safety or traffic management.

As set out in Traffic and Highway Services’ comments, the proposed Al-Fresco area would not encroach onto the roadway (North Plantation), and does not affect the requirement to maintain a clear access width of 4.4 meters at all times between the Al-Fresco area and the south boundary of the Visitor Information Centre building.

In addition, a 3.2m width is required for a roadway so that access for emergency vehicles and other vehicles is maintained at all times. An additional 1.2 meters is required for an unobstructed footway between the Al-Fresco and the roadway (North Plantation) at all times. Consequently, the proposed development achieves this criteria.

Whilst no comments have been received from the Disability Alliance, consideration has been afforded to the potential effect that the development could have on individuals with disabilities, such as wheelchair users and visual impairments. Traffic and Highway Services’ notes that the drawing submitted shows a 1.5 m entrance width which is considered to enable sufficient space for those with accessible needs such as those using wheelchairs or for those using pushchairs/buggies.

As set in Traffic and Highway Services’ comments, the existing footpath hugs the front façade of buildings facing onto North Plantation/North Esplanade. The existing pavement is not the natural or direct line that would be taken by pedestrians using this area of the public realm. This makes the footpath less purposeful, and therefore the desired line by pedestrians typically lies closer to the roadway.

Taking into account the above, the proposed siting of the Al Fresco area would still enable pedestrians to freely move within the public realm, including those with mobility disabilities, without resulting in pedestrian safety issues. In addition, it is understood that traffic restrictions are in place for much of the day. Traffic and Highway Services' have made comparisons to other sites in Town that have similar relationships to the proposed development and pedestrian safety.

For the avoidance of doubt, the Al Fresco area shown on the drawing submitted for the premises, formerly known as The Vault is not accurate, as no permission has been granted for a permanent Al Fresco area. The same principal applies to Village East (Lost Yeti), no permanent street furniture has been approved, although the canopy/awning is approved under FULL/2010/2235.

The impact of the development on neighbour amenity:

Whilst the use of the Al-Fresco area is likely to create some noise and disturbance when compared to the existing arrangement, the proposal is not considered to cause unacceptable harm to the amenities of neighbouring residents when taking into account its size, use and relationship to neighbouring properties. Moreover, the Office of Environmental Health and Pollution Regulation have raised no objections to the proposed development.

3 - General material considerations set out in the General Provisions Ordinance.

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.

4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).

The proposal has taken into account the impact on Protected Buildings. There will be no impact on Trees or on SSS's.

For the reasons set out within this report, it is recommended that the application be granted planning permission, subject to conditions.

Date: 20/01/26