

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 from dwelling (Use Class 1) to premises of multiple occupancy (Residential Use Class 6), install balustrade to north elevation, internal alterations and associated works (Protected Building).

LOCATION: 2 Eaton Place, Les Gravees, St. Peter Port.

APPLICANT: Epinel Properties 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: 06/03/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 15/09/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Naftel Associates: A250603 PD 05A, 10A, 11A, Details of bin store & details of summerhouse and fencing.

Application Ref: FULL/2025/1433

Property Ref: A204030000

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 works other than the painting and alterations proposed to the ironmongery (as detailed in the Statement of Significance) are to be carried out to the doors or windows to the fire escape route which are noted to be adjusted to comply with 'Part-B: Fire' until a precise specification and schedule for the works is approved in writing by the Authority. Such works shall only be carried out in strict accordance with the approved details.

Reason - The doors throughout the building and in this case the lobby door and the flanking windows are decorative and authentic features that contribute to the overall special interest of the protected building. This condition is required to ensure that no harm is caused to the special interest of the protected building in accordance with Policy GP5.

5.Notwithstanding the details shown on the approved plans should any of the ceilings or walls within the building be required to be lined with new materials to satisfy Building Regulation requirements relating to sound and/or fire, prior to the commencement of any such alteration full details shall be provided to and approved in writing by the Authority. The scheme shall only be built in accordance with the approved plans.

Reason - There are features on the walls and ceilings (such as but not limited to decorative details, architraves, plaster mouldings, picture and dado rails) which contribute to the special interest of the protected building. This condition is required to ensure that should such works be required these features are retained in situ undisturbed to ensure that no harm is caused to the special interest of the protected building in accordance with Policy GP5.

6.Notwithstanding the details shown on the approved plan ref: 10 Rev A, the existing

door serving bedroom 3 (labelled 1 in blue) shall be retained and shall remain openable and form the access door to this room, and the new door proposed to be formed in the new pocket door partition (labelled 2 in blue) shall not be installed and shall be omitted from the scheme, unless the Authority agrees to any variation in writing.

Reason - To prevent unnecessary harm to the special interest of the protected building in accordance with policy GP5.

7.The summerhouse as shown on the approved plans shall be reserved and used for covered and secure cycle parking provision in association with the use hereby approved and shall be retained as such in perpetuity.

Reason - To encourage the use of bicycles as an alternative to the car.

8.The number of bedrooms associated with the premises of multiple occupancy shall be retained as shown on the plans hereby approved and the occupation of the premises as a premises in multiple occupancy shall not exceed 11 persons at any one time.

Reason - To control the use in the interests of amenity.

Expiry Date: This permission will cease to have effect on 05/03/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

The grant of planning permission does not override the need to comply with any other relevant legislation, and your attention is drawn to the forthcoming legislation in respect of premises of multiple accommodation which will be administered by the Office for Environmental Health and Pollution Regulation (OEHPR). Please note that new housing standards legislation, which will include the licensing of houses in multiple occupation, was approved by the States of Deliberation in March 2025 and is expected to commence shortly. This means that all rented properties must meet the minimum standards required, which includes the provision of heating for each habitable room which can be controlled by the occupant. It is therefore recommended (as per OEHPR comments enclosed) that at least two single sinks (for food preparation), two ovens and four hob rings are provided to meet the required ratio of one per five occupants. The licensing of houses in multiple occupation is anticipated to commence in the future www.gov.gg/housingstandards.

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/2025/1433
Property Ref: A204030000
Valid date: 15/09/2025
Location: 2 Eaton Place Les Gravees St. Peter Port Guernsey GY1 1RP
Proposal: Change of use from dwelling (Use Class 1) to premises of multiple occupancy (Residential Use Class 6), install balustrade to north elevation, internal alterations and associated works (Protected Building).

Applicant: Epinel Properties 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. No works other than the painting and alterations proposed to the ironmongery (as detailed in the Statement of Significance) are to be carried out to the doors or windows to the fire escape route which are noted to be adjusted to comply with 'Part-B: Fire' until a precise specification and schedule for the works is approved in writing by the Authority. Such works shall only be carried out in strict accordance with the approved details.

Reason - The doors throughout the building and in this case the lobby door and the flanking windows are decorative and authentic features that contribute to the overall special interest of the protected building. This condition is required to ensure that no harm is caused to the special interest of the protected building in accordance with Policy GP5.

5. Notwithstanding the details shown on the approved plans should any of the ceilings or walls within the building be required to be lined with new materials to satisfy Building Regulation requirements relating to sound and/or fire, prior to the commencement of any such alteration full details shall be provided to and approved in writing by the Authority. The scheme shall only be built in accordance with the approved plans.

Reason - There are features on the walls and ceilings (such as but not limited to decorative details, architraves, plaster mouldings, picture and dado rails) which contribute to the special interest of the protected building. This condition is required to ensure that should such works be required these features are retained in situ undisturbed to ensure that no harm is caused to the special interest of the protected building in accordance with Policy GP5.

6. Notwithstanding the details shown on the approved plan ref: 10 Rev A, the existing door serving bedroom 3 (labelled 1 in blue) shall be retained and shall remain openable and form the access door to this room, and the new door proposed to be formed in the new pocket door partition (labelled 2 in blue) shall not be installed and shall be omitted from the scheme, unless the Authority agrees to any variation in writing.

Reason - To prevent unnecessary harm to the special interest of the protected building in accordance with policy GP5.

7. The summerhouse as shown on the approved plans shall be reserved and used for covered and secure cycle parking provision in association with the use hereby approved and shall be retained as such in perpetuity.

Reason - To encourage the use of bicycles as an alternative to the car.

8. The number of bedrooms associated with the premises of multiple occupancy shall be retained as shown on the plans hereby approved and the occupation of the premises as a premises in multiple occupancy shall not exceed 11 persons at any one time.

Reason - To control the use in the interests of amenity.

INFORMATIVES

The grant of planning permission does not override the need to comply with any other relevant legislation, and your attention is drawn to the forthcoming legislation in respect of premises of multiple accommodation which will be administered by the Office for Environmental Health and Pollution Regulation (OEHPR). Please note that new housing standards legislation, which will include the licensing of houses in multiple occupation, was approved by the States of Deliberation in March 2025 and is expected to commence shortly. This means that all rented properties must meet the minimum standards required, which includes the provision of heating for each habitable room which can be controlled by the occupant. It is therefore recommended (as per OEHPR comments enclosed) that at least two single sinks (for food preparation), two ovens and four hob rings are provided to meet the required ratio of one per five occupants. The licensing of houses in multiple occupation is anticipated to commence in the future www.gov.gg/housingstandards.

OFFICER'S REPORT

Site Description:

The application site comprises a traditional, mid 19th Century mid terraced villa located to the north of Les Gravees. The whole of the building (interior and exterior) is recognised as a Protected Building.

Surrounding the site the area comprises residential properties to the, south east and west with a school further west and school playing fields to the north.

The site is situated within a Main Centre Inner Area and Conservation Area as designated in the Island Development Plan Proposals Map.

Relevant History:

None relevant

Existing Use(s):

Residential – Use Class 1

Brief Description of Development:

Planning permission is sought to change the use of the building from a dwelling (Use Class 1) to a premise of multiple occupancy (Use Class 6), to install a balustrade to the north elevation, internal alterations and associated works.

As part of the initial scheme the proposal included the provision of 13 individual rooms bedrooms. Following deferral of the application due to concerns raised regarding the impact of the proposal on the protected building, the scheme has been reduced, and the proposal now intends to provide 11 individual bedrooms.

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

MC2 Housing in Main Centres and Main Centre Outer Areas
GP4 Conservation Areas
GP5 Protected Buildings
GP8 Design
GP9 Sustainable Development
GP13 Householder Development
IP6 Transport Infrastructure and Support Facilities
IP7 Private and Communal Car Parking

Parking Standards and Traffic Impact Assessment Supplementary Planning Guidance

Representations:

None

Consultations:

Office of Environmental Health and Pollution Regulation (OEHPR)

By letter dated 16th September 2025 stated the following:

"I have reviewed the proposed plans for change of use to HMO which were received by email on 16th September and make the following comments;

New housing standards legislation, which will include the licensing of houses in multiple occupation came into effect on 1st July 2025. This means that all rented properties must meet the minimum standards required, which includes the provision of heating for each habitable room which can be controlled by the occupant. The licensing of houses in multiple occupation is anticipated to commence in the next 12 months www.gov.qg/housingstandards .

The application is for up to 16 occupants in 14 bedrooms. The plans show there are sufficient bathing and toilet facilities to exceed the ratio of one per five occupants which will be assessed at the point of HMO licensing.

The food preparation and cooking facilities provided in the kitchen are not detailed on the plan. The applicant is advised to ensure that to meet forthcoming HMO licensing requirements, the following is provided per 5 occupants:

- *One oven*
- *Two hob rings*
- *One sink for food preparation*

I would be grateful if these issues are considered during the determination of this application.”

Following deferral of the application and the submission of revised plans, OEHPR were reconsulted and by letter dated 09th February 2026 stated the following:

“I have reviewed the revised plans for change of use to an HMO which were received by post on 3rd February and make the following comment;

New housing standards legislation, which will include the licensing of houses in multiple occupation came into effect on 1st July 2025. This means that all rented properties must meet the minimum standards required, which includes the provision of heating for each habitable room which can be controlled by the occupant.

www.gov.qg/housingstandards

*The application is for up to 16 occupants in 14 bedrooms. The food preparation and cooking facilities indicated on the kitchen plan are not sufficient for 16 occupants. The applicant is advised to ensure the following is provided **per 5 occupants**:*

- *One oven*
- *Two hob rings*
- *One sink for food preparation*

I would be grateful if these issues are considered during the determination of this application.”

Summary of Issues:

- Principle of development;
- Impact on Protected Building and Conservation Area;
- Amenity of the proposed HMO;
- Provision of parking and cycle storage;

- Impact on neighbouring amenity.

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).**

Principle of development:

The scheme relates to the reuse of an existing building and situated within a Main Centre Inner Area, the proposal would be compatible with the mix of uses and residential density in the locality and will contribute to the vitality and viability of the Main Centre. The principle of the development is therefore considered to be acceptable provided that the scheme complies with all other relevant policies of the Plan.

Impact on Protected Building and Conservation Area

The Authority also has a duty under Section 34 of the Law to wherever possible to ensure the special interest of a protected building is not harmed and to pay special to preserving the protected building's special characteristics. This duty is encapsulated in Policy GP5 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.

As part of the initial application the proposal included the creation of 13 individual bedrooms. This involved the subdivision of the living room and dining room on the ground floor and the master bedroom on the first floor, with the introduction of a partition wall down the centre of each room. These rooms form the main showpiece of the original house with the dining room and living room in particular both connected by a Victorian pocket door. There are also lots of decorative authentic features of the building that remain within these rooms.

Furthermore, and following consultation with States Building Control the staircase is required to have a minimum of 60 mins fire resistance and that each floor should be a compartment floor. How this would be achieved was not provided as part of the initial application. The application was therefore deferred to seek alterations to the plans and to show how the fire resistance would be achieved.

Revised plans have been submitted which have omitted the partition walls referred to above (reducing the scheme from 13 rooms to 11) and addressed these initial concerns raised. The revised scheme does however show that the pocket doors serving bedroom 3 will be retained with an insulated partition and a new door installed

within that partition. However, there is no reasons why the existing door serving bedroom 3 cannot be retained (rather than boxed in) and reused which would have less of an impact on the PB. It is recommended that a condition is included to ensure that this door remains and to omit the installation of a new door within the pocket door partition.

With regards to fire resistance the applicants agent has confirmed that a fire resistant paint will be applied to all ceilings and covings and to the fire escape walls to achieve the standards required. Following discussions with BC this will need to be considered as part of the BC application together with sound insulation between the floors. It may be a requirement to install a new supporting ceiling within the rooms and to line the walls of the fire escape stairs with a new material in order to achieve the fire resistance and sound insulation required. If this is required, provided that a scheme is submitted to demonstrate how this will be achieved to be sensitive and to ensure that all of the original features of the building (such as architraves and coving and decorative skirting boards etc) are retained In situ and undisturbed, then the alterations would be reversible and would be unlikely to cause substantial harm to the protected building in this instance (this can be controlled by planning condition).

The applicants agent has submitted a detailed Statement of Significance which demonstrates that all other alterations to the building as shown on the drawings, have been designed to ensure that minimal harm is caused to the special interest of the protected building. The proposed scheme would support the on going use and upkeep of the building and therefore maintain the quality of the building in the longer term. On balance therefore, and taking into account the revisions proposed to reduce the impacts of the proposals on the areas of particular special interest, and subject to the recommend conditions it is considered that the proposal would meet the terms of Policy GP5 and the statutory duties in respect of protected buildings.

With regards to the impact of the proposal on the Conservation Area, no external alterations are proposed to the main building itself. The proposal includes the provision of an external bin store (alongside an existing bin store) to the front of the premises, and the erection of a 1.8m high timber fence and gate and a balustrade to the rear of the premises. The bin store would be in-keeping with the existing bin store immediately adjacent, and all other external alterations are situated to the rear of the premises and would be well screened from the surrounding area by the existing boundary screening surrounding the site. The proposal would therefore not harm the character or appearance of the surrounding Conservation Area, in accordance with Policy GP4.

Amenity of the proposed HMO

Policy GP8, amongst other criteria, requires consideration to be given to the health and well-being of occupiers of the accommodation.

In light of the amendments secured, the accommodation proposed is considered to achieve a satisfactorily living environment for 11 occupants when taking into account

factors such as the reduced number of bedrooms from 13 to 11, the size of the kitchen and communal living area and the provision of a utility room, the number of W.C.'s, bathrooms and shower rooms provided on each floor, the outside communal garden, terrace and patio areas, bicycle and bin storage and the general storage areas provided.

OEHPR was consulted on the application and noted that although an assessment will be made by them at the point of HMO licensing, the level of bathing and toilet facilities proposed will exceed the required ratio of one per five occupants under separate legislation. Although OEHPR have noted deficiencies regarding the food preparation and cooking facilities for 16 occupants, the applicant's agent has confirmed that although some of the rooms include double beds, these will be tenanted under single occupancy. This is also detailed in the individual room schedule as shown on drawing ref: 10 Rev A. The kitchen is of a size that could easily be adapted to satisfy the requirements for OEHPR expressed within their consult and it is recommended that a condition is included to restrict the accommodation to 11 occupants to ensure that an appropriate level of amenity is provided for the occupiers.

Internally the accommodation meets the internal space standards for the current Building Regulations and each room will benefit from a suitable outlook to either the front or rear of the premises and sufficient daylight/sunlight will also be provided to each room. Although forming part of a terrace property there would be acceptable levels of privacy for future occupiers without undermining the amenities of the occupiers of neighbouring dwellings.

Annex I of the IDP states that the value of external open space becomes increasingly important in higher density development with all development having safe and convenient access to it. A large communal garden area with a patio and terrace forms part of the scheme which is accessed through the property, but is also accessed via a right of way/gated access to the rear of the site.

Consequently, sufficient information has been provided to ensure that the design of the development accords with Policy GP8 and GP9 in this respect. Confirmation has been received to demonstrate that the development proposed has been designed to take into account matters of energy efficiency and current Building Regulations in accordance with Policy GP9.

Provision of parking and cycle storage

To the rear of the site is an existing summerhouse which is of a suitable size to accommodate the required levels of bicycle provision for the site. The summerhouse is positioned immediately adjacent to a pedestrian entrance point to the site which has a shared access point/right of way onto Brock Lane in this direction. The summerhouse will therefore be easily accessible and usable for the secure storage of bicycles in connection with the proposed use.

A communal car parking area exists to the front of the site which is shared with the neighbouring properties. Although this will provide an element of parking it would not be sufficient to accommodate a space for the occupier of each bedroom proposed. However, the Parking Standards and Traffic Impact Assessment SPG requires that within Main Centre Inner Areas that an assessment be made on a case by case basis. The site has good transport links to other areas in Town, and is closely sited to public car parks, on street parking and cycle parking that Town offers. Any shortfall in car parking provision can therefore be provided in the surrounding area and the scheme is acceptable, complies with the Parking SPG and would not harm highway safety. It is recommended however that a condition be attached to the decision to ensure that summerhouse is retained and used for bicycle parking.

Impact on neighbouring amenity

Careful consideration has been afforded to the impact of the development on neighbour amenity. Whilst it is recognised that intensifying the use of the site from a single residential property into a house in multiple occupation for 11 occupants is likely to result in additional noise and disturbance to neighbouring properties by the additional comings and goings and noise associated with the number of occupants; the degree of harm is unlikely to be so significant to reasonably justify refusal, particularly when taking into account the characteristics of this large dwelling house and its location within a Main Centre Inner Area which makes it an appropriate location for this type of housing provision. Furthermore, the agent has reduced the amount of bedrooms to limit the number of occupants. In addition to the reasons referred to previously within this report, a condition should be attached to ensure that the number of occupants is controlled in the interests of amenity.

Conclusion

Based on the above, the application is considered compliant with the relevant Island Development Plan policies, accords with the purpose of the Law, and the requirements of the material considerations; it is therefore recommended that planning permission be granted, subject to conditions.

Date: 06/03/2026

