

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: Variations to previously approved plans to Demolish existing buildings, erect 3-storey building, courtyard and internal alterations. (Protected Building) - Alteration to roof form and create plant area, extend flat roof at 2nd floor level, alter roof form to stairwell and rooflight to east elevation, omit conservatory, install raised terrace, steps, bin store and vent, reposition external steps to east boundary and alter fenestration.

LOCATION: 57, Le Bordage, St. Peter Port.

APPLICANT: Holy Trinity Church Trust LBG

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: 01/12/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 01/10/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Tyrrell Dowinton:2132 03.01C, 02F, 03E, 04F, 05F, 06F, 07E, 08D, 09E,
Channel Design Consultants: P25001-CDC-XX-02-DR-M: 57102
Rev P0.01, 58102 Rev P0.01

Application Ref: FULL/2025/1499

Property Ref: A400670000+A400640000

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 on or before 07/08/2027.

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. The permission hereby granted relates only to the variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 07/08/2024, issued under planning application reference FULL/2023/2206, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variation only.

5. Notwithstanding the information submitted, the 3 air conditioning units as shown on the second floor flat roof shall not be installed.

Reason - insufficient information has been submitted as part of this application to fully assess the impact of the units on neighbouring residents.

6. Prior to construction of the parapet/gable junction, a large-scale section drawing (1:20) of the parapet/gable junction of the east elevation shall be submitted to and agreed in writing by the Authority. The work shall be completed in accordance with the agreed details.

Reason - to ensure that the special interest of the protected building is preserved and the character and appearance of the Conservation Area is conserved.

7. Prior to installation, a finished sample or full details of the timber cladding for the hereby approved bin store, including the type, colour, texture, shall be submitted to and agreed in writing by the Authority. The work shall be completed in accordance with the agreed details.

Reason - The full details of the bin cladding is required to ensure that the character and appearance of the Conservation Area is conserved, and the special interest of the protected buildings is preserved.

Expiry Date: This permission will cease to have effect on 30/11/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

Effect of planning permission:

Section 18 of the Land Planning and Development (Guernsey) Law, 2005 ('the Law') defines the effect of the planning permission hereby granted, namely:

- (1) Planning permission ceases to have effect unless the development permitted by it is commenced within a period of three years immediately following the date on which it is granted (or such shorter period as may be specified in the permission).
- (2) Planning permission enures for the benefit of the land concerned and of every person for the time being having an interest in it.
- (3) Any conditions subject to which planning permission is issued are enforceable in accordance with the provisions of Part V of the Law.
- (4) Planning permission for the erection of a building is only permission to use it for the purpose specified in the permission or, subject to any restriction so specified, for any other purpose for which it is designed.
- (5) Planning permission is only permission to carry out the development specified in it (subject to any conditions so specified), and does not imply the giving of any other approval or consent required under this Law or any other enactment or under any rule of law.

Right of appeal against planning decisions:

Your attention is drawn to the provisions of Section 68(1) of the Land Planning and Development (Guernsey) Law 2005, which provides a right of appeal, on the merits against a decision to grant planning permission subject to conditions (except a building condition), to the Planning Tribunal, which is independent of the States of Guernsey.

An appeal to the Planning Tribunal under section 68 of the Law against this decision must be made before the expiry of the period of six months beginning with the date on which the Authority made this decision. The official Appeal Notice Forms are available on the States of Guernsey website at www.gov.gg/planningpanel and must be completed with all enclosures in multiples as requested and received within the six months deadline.

Copy of representations made:

In reaching this decision the Authority took into account any written consultations made under Section 11(1) of the Land Planning and Development (General Provisions) Ordinance, 2007 ('the Ordinance'). A copy of any consultation responses made under section 11 will be included with this decision in accordance with section 19 of the Ordinance.

Other Remarks:

Please note that any work which abuts or affects the public highway requires prior approval by Traffic and Highway Services. Please contact Traffic & Highway Services (highways@gov.gg) for further advice. You must also ensure that any access/es to the development are constructed to meet the existing road/footway levels in accordance with their requirements.

This document is not a Building Licence and confers no approval under the Building Regulations.

A separate Building Control Licence may be required and it is the responsibility of the developer to ensure that ALL necessary consents are obtained and that any pre-commencement conditions are discharged prior to development being commenced.

A J ROWLES

Director of Planning
Planning Service



PLANNING APPLICATION REPORT

Application No: FULL/2025/1499
Property Ref: A400670000+A400640000
Valid date: 01/10/2025
Location: 57 Le Bordage St. Peter Port Guernsey GY1 1BP
Proposal: Variations to previously approved plans to Demolish existing buildings, erect 3-storey building, courtyard and internal alterations. (Protected Building) - Alteration to roof form and create plant area, extend flat roof at 2nd floor level, alter roof form to stairwell and rooflight to east elevation, omit conservatory, install raised terrace, steps, bin store and vent, reposition external steps to east boundary and alter fenestration.

Applicant: Holy Trinity Church Trust LBG

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 on or before 07/08/2027.

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. The permission hereby granted relates only to the variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 07/08/2024, issued under planning application reference FULL/2023/2206, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variation only.

5. Notwithstanding the information submitted, the 3 air conditioning units as shown on the second floor flat roof shall not be installed.

Reason - insufficient information has been submitted as part of this application to fully assess the impact of the units on neighbouring residents.

6. Prior to construction of the parapet/gable junction, a large-scale section drawing (1:20) of the parapet/gable junction of the east elevation shall be submitted to and agreed in writing by the Authority. The work shall be completed in accordance with the agreed details.

Reason - to ensure that the special interest of the protected building is preserved and the character and appearance of the Conservation Area is conserved.

7. Prior to installation, a finished sample or full details of the timber cladding for the hereby approved bin store, including the type, colour, texture, shall be submitted to and agreed in writing by the Authority. The work shall be completed in accordance with the agreed details.

Reason - The full details of the bin cladding is required to ensure that the character and appearance of the Conservation Area is conserved, and the special interest of the protected buildings is preserved.

OFFICER'S REPORT

Site Description:

The application site, known as 57 Le Bordage, lies to the south-east of Holy Trinity Church and consists of a number of buildings, including a residential flat, retail unit/stonemason's yard and an outside courtyard. Holy Trinity Church includes an ancillary café and meeting rooms. The site is located north of Le Bordage.

The buildings are positioned perpendicular to Le Bordage and are separated between one another by external courtyards. The scale, forms and masses of the building are also different.

The site is partially bounded by Holy Trinity Church and a two storey building to the north, and three storey buildings to the east.

The Holy Trinity Church is recognised as a protected building.

The site is situated in the St Peter Port Main Centre, Conservation Area and a Regeneration Area as defined in the Island Development Plan. The building is also located within the St Peter Port Regeneration Areas Development Framework.

Planning permission was granted in 2024 (ref: FULL/2023/2206) to demolish existing buildings on the site and erect 3-storey building and courtyard. The replacement building will serve as an extension of the existing community facility. Buildings on site have been demolished in accordance with the extant permission.

Relevant History:

FULL/2023/2206	Demolish existing buildings, erect 3-storey building, courtyard and internal alterations. (Protected Building).	Granted
PREA/2023/1189	Demolish existing buildings and erect new buildings as extension to church	Pre-application advice
PREA/2021/1495	Demolish property and erect extension to Trinity Church.	Pre-application advice
HAPP/2005/2997	Demolition of existing halls to the south of the church and replacement with a new community centre	Granted

Existing Use(s):

Mixed use site - residential flat, retail unit and ancillary stonemason's yard.

Brief Description of Development:

This application proposes to vary the application approved under FULL/2023/2206. This variation seeks to alter the roof form and create a plant area, extend flat roof at 2nd floor level, alter the roof form to the stairwell and install a rooflight to the east elevation. It is also proposed to omit the conservatory, install a raised terrace, steps, bin store and a vent, as well as repositioning the external steps to east boundary and make changes to the fenestration.

The agent has set out in their letter of 10th September that the proposal involves:

- Introducing a small section of flat roof to the rear of the stair core at second floor level due to headroom and adequate circulation within the stairwell.
- Removing the pitched roof over one of the meeting rooms and installing a new single ply flat roof to overcome ongoing damp and water ingress issues, as well as introducing air handling plant, and;
- Installing a Monodraught Windcatcher heat recovery ventilation system on the roof.

The application was deferred over concerns regarding the potential for noise nuisance towards neighbouring residents as a result of the air conditioning equipment as raised by Environmental Health.

The agent has agreed to omit 3 air conditioning units to overcome the concern raised and to avoid delaying the application from being determined.

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

MC3 Social and Community Facilities in Main Centres and Main Centre Outer Areas
MC6 Retail in Main Centres
MC11 Regeneration Areas
GP4 Conservation Areas
GP5 Protected Buildings
GP7 Archaeological Remains
GP8 Design
GP9 Sustainable Development
GP12 Protection of Housing Stock.

St Peter Port Regeneration Areas Development Framework.

Representations:

None.

Consultations:

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

"I have reviewed the proposed plans for the above reference application which were received by email on 6th October 2025.

I have concerns in relation to the close proximity of the proposed three air conditioning units in regard to neighbouring residential properties and their amenity in regard to a possible noise nuisance issue.

Therefore, at this stage, as no acoustic information is provided within the application, I feel there is insufficient information for myself to comment on the application. Also, the application does not specify the operating hours of all the proposed units.

I would urge the applicant to contact an acoustic consultant I have attached a list of consultants who are prepared to operate on the island. Please note that inclusion on the list does not infer any kind of recommendation by the department. Any measurements and assessment shall be made in accordance with British Standard 4142:2014. Please do not hesitate to contact me at the above address should you require any additional information regarding this matter.

In addition, there is no indication within the application regarding a management plan for the proposed construction and again I would have concerns regarding the neighbouring property amenity, therefore I would recommend the following condition is attached in relation to a CEMP

Construction Environmental Management Plan (CEMP)

- *Having regard to the size and location of the development, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Authority prior to the commencement of any demolition works.*

The development shall thereafter be carried out in full accordance with the approved CEMP, unless otherwise agreed in writing by the Authority.

The CEMP shall, as a minimum, include the following:

Community Liaison Strategy:

A scheme detailing how the contractor will engage with local residents throughout the demolition and construction phases. This shall include procedures for providing regular updates, managing complaints, and recording and reviewing concerns raised by residents.

Neighbour Impact Mitigation Measures:

A scheme outlining the measures to minimise disturbance to neighbouring occupiers, including management of noise, dust, vibration, site traffic, and deliveries to and from the site.

Construction Hours and Vehicle Movements:

Full details of the proposed hours of work, including all associated construction-related vehicular movements.

Construction Compound Details:

The location and layout of the construction compound, including areas for the storage of materials, contractor parking, and site welfare facilities.

Construction Traffic Management Plan:

A site plan identifying the proposed construction traffic access and egress routes to and from the site.

No demolition or construction work shall take place unless in accordance with the approved details.”

Summary of Issues:

Whether the variations proposed are acceptable in light of the original permission FULL/2023/2206.

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).**

Policy and legal context:

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.

Policy GP4 (Conservation Areas) 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. Furthermore, it is a requirement under the Land Planning and Development (Guernsey) Law, 2005, when considering applications affecting Conservation Areas that special attention shall be paid to the desirability of preserving and enhancing the character and appearance of that Area.

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.

Whether the variations proposed are acceptable in light of the original permission FULL/2023/2206:

With regards to the alteration of the stair well, the overall scale, form, siting, and materials would not have material effect on the overall design or quality of the

development. The reasons for altering the design of the stairwell are considered reasonable.

The changes to the roof form adjacent to the protected building, from a pitched roof, to a flat roof, is acceptable as it would not unduly undermine the design of the development. Whilst it would be encouraged to retain the traditional pitched roof due to the sensitive surroundings, the incorporation of a flat roof in this location, towards the rear of the site, would not be unduly prominent in the street scene that would cause unacceptable harm. Furthermore, the parapet wall will help to disguise the flat roof and the equipment housed behind, which should be conditioned to ensure appropriate detailing.

The agent has justified the need to change the roof form due to water ingress, but more importantly to provide an area to house the required plant equipment for the building, which might otherwise be located at ground level, and thus potentially more prominent in the Conservation Area. The agent has agreed to omit the air conditioning units to overcome the concerns raised by Environmental Health. A condition to this effect should be attached to the decision.

Whilst some concerns are raised over the size and siting of the Monodraught Windcatcher heat recovery ventilation system on the main roof, the resultant visual impact is unlikely to be so substantial to reasonably justify refusal given that the system will be setback from the façade of the building and will be sited between the pitched roofs of the extension. Consequently, this aspect of the development is unlikely to be visible at ground level, and is only likely to be visible in oblique and distant public vantage points, which will be 'read' in context with the backdrop of the building and church beyond (north).

All other alterations to the scheme are acceptable under the relevant planning policies, subject to appropriate conditions such as a finished sample of the timber cladding to be used as part of the development.

The proposal will not unacceptably affect the character or appearance of the Conservation Area, or the fabric or setting of the protected building.

Sufficient information has been submitted that has taken into account the criteria of Policy GP9 (Sustainable Development).

Construction Environmental Management Plan (CEMP):

Given that the former structures of the site have been demolished, the recommended condition by Environmental Health would not be reasonable to attach to the decision. Moreover, the Office of Environmental Health and Pollution Regulation maintain separate powers to enforce against the site should a statutory noise concern be raised during the course of construction, and CEMP's are generally used for more substantial works such as works requiring an EIA, significant industrial facilities, large residential and commercial developments (20+houses/1000sqm of

office development), or any other project presenting an environmental risk warranting a CEMP as set out in the CEMP Planning Advice Note 8 (*Construction Environmental Management Plans (CEMP)*). For the reasons set out above, the recommended condition should not be attached to the decision.

Based on the above, the application is considered compliant with the relevant Island Development Plan policies, and accords with the purpose of the Law and the Material Planning Considerations. It is therefore recommended that planning permission be granted, subject to conditions.

Date: 27/11/25