

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 of ground floor and lower ground floor from office to flat (Use Class 2) including extend part of existing flat. Alterations to fenestration and install external steps to east (rear) elevation.

LOCATION: Lombardy House & Lorica House, Cornet Street, St. Peter Port.

APPLICANT: Ms M Mock

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: 28/10/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 25/09/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: A7 Architecture Limited - 25-1653 WD/01A, 02, 03 & 04

Application Ref: FULL/2025/1504

Property Ref: A401250000

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.

Expiry Date: This permission will cease to have effect on 27/10/2028 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/2025/1504
Property Ref: A401250000
Valid date: 25/09/2025
Location: Lombardy House & Lorica House Cornet Street St. Peter Port
Guernsey GY1 1LF
Proposal: Change of use of ground floor and lower ground floor from
office to flat (Use Class 2) including extend part of existing flat.
Alterations to fenestration and install external steps to east
(rear) elevation.
Applicant: Ms M Mock

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.

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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.

OFFICER'S REPORT

Brief Description of the site:

The property known as 'Lombardy House and Lorica House' is a three storey attached building with two entrances which faces west directly onto Cornet Street with a lower ground floor level opening onto a rear yard to the east. There are attached buildings to the north and south and at a lower level to the east. The east elevation is part of the scenic St Peter Port hillside town. The property is located within the St Peter Port Main Centre and Conservation Area as defined in the Island Development Plan (IDP).

Relevant History:

FULL/2021/0425 - Change of use from office to flat (residential use class 2) and install replacement windows and doors – Approved April 2021.

Existing Use(s):

Administrative, financial and professional services use class 16: administrative office.
Residential use class 2: Flat.

Assessment: *(Tick as appropriate)*

no representation	☒	visual amenity acceptable	☒
accords with policy	☒	no material neighbour impact	☒
within curtilage	☒	traffic not affected	☒
design acceptable	☒		

Policies considered most relevant:

MC2: Housing in Main Centres and Main Centre Outer Areas
MC4(A): Office Development in Main Centres
GP4: Conservation Areas
GP8: Design
GP9: Sustainable Development

Conclusion/Brief comment:

This application is for a change of use of the ground floor and lower ground floor from office to flat including to extend part of the existing flat. Plus some alterations to the fenestration and install external steps to the east (rear) elevation.

Policy MC2 set out that the principle for change of use to housing from other uses will be supported as long they are in accordance with all other relevant policies of the IDP.

The current office floor space is approximately 130sqm, which is below the 250sqm threshold for policy MC4(A)b, and the agent has confirmed that since before the pre-application, which was in 2019, the offices have remained empty despite continued professional advertisement with local estate agencies.

Since the previous application the proposals for a separate flat, using the existing shop front and part of the lower ground floor, have been carefully redesigned. The flat is now a one bed flat with the bedroom and ensuite on the ground floor and open plan kitchen/lounge/diner on the lower ground floor level, with a separate utility room. There is also access to outdoor amenity space from the lounge.

The existing first and second floor flat is to be expanded into the rest of the ground floor and the lower ground floor, which creates a flat over four floors with the front door and integrated garage at ground floor level and the garden entrance at the lower ground floor level.

The extended flat will now have a study, lobby, WC, some storage and access to the garden at the lower ground floor level. There would be the garage, entrance hall and a third ensuite bedroom at ground floor level. The upper floors will remain the same with kitchen, bathroom and living accommodation at first floor level and two ensuite bedrooms on the second floor. The whole of the extended flat will also be serviced by a home lift.

The proposals will retain and preserve the existing 'shop front' windows and door in order to maintain the appearance and character of the surrounding conservation area. The proposals also includes alterations to the fenestration, including replacing one window for a door. The lower ground floor fenestration cannot be seen from the many public vantage points which look west toward the hillside townscape and this elevation of the property.

The proposals are considered to achieve a good standard of design, using materials which complement the existing materials. The changes will provide adequate levels of sunshine and daylight, and give the occupiers of the two units an adequate living environment.

The proposals are therefore not thought to have any impacts upon the special quality of the surrounding conservation area, nor will they have any unacceptable impacts on neighbour amenity.

Confirmation has been received that the development proposed has been designed to take into account matters of energy efficiency and current Building Regulations in accordance with Policy GP9.

The proposals are considered to conform to the above policies of the Island Development Plan and grant of permission is recommended, subject to conditions.

All material considerations as set out in the Land Planning and Development (Guernsey) Law, 2005 and the Land Planning and Development (General Provisions) Ordinance, 2007 have been taken into account in the assessment of this application.

Recommendation:

Grant with Conditions



Date: 28/10/2025