

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 outbuilding/sauna and railings to south-east of site (site of a Protected Building).

LOCATION: La Bigoterie, 14 Berthelot Street, St. Peter Port.

APPLICANT: Mr & Mrs Green

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: 17/11/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 21/10/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: DRP Architecture: 3090-DR-001 H
 Hartwood Saunas: Arbor V Floor Plan

Application Ref: FULL/2025/1622

Property Ref: A300790000

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 16/11/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

This permission is given under the Land Planning and Development (Guernsey) Law, 2005. This decision does not override or prejudice any legal rights or constraints which exist in relation to the application site.

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/2025/1622
Property Ref: A300790000
Valid date: 21/10/2025
Location: La Bigoterie 14 Berthelot Street St. Peter Port Guernsey
GY1 1JS
Proposal: Erect outbuilding/sauna and railings to south-east of site (site
of a Protected Building).

Applicant: Mr & Mrs Green

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.

INFORMATIVES

This permission is given under the Land Planning and Development (Guernsey) Law, 2005. This decision does not override or prejudice any legal rights or constraints which exist in relation to the application site.

OFFICER'S REPORT

Brief Description of the site:

La Bigoterie, Berthelot Street is a large, detached dwelling with a walled garden at a lower level to the east and Arcade Steps to the south, residential neighbours are situated to the west and north of the site. The main garden is to its south and east and is terraced with one level behind the property, a second lower terrace alongside the property and a third, lower terrace beyond that, to the east of the second. To the west side of each terrace is a 4m high granite retaining wall.

The property is located in the St Peter Port Main Centre and Conservation Area as defined in the Island Development Plan. The property is also a Protected Building (including the roadside wall).

Relevant History:

FULL/2023/0621 - Erect pavilion, alter ground levels, create external steps, petanque court and landscaping (Protected Building) – granted

FULL/2023/1519 - Remove and replant hedge to north-east boundary (Protected Building) – granted

FULL/2023/2416 - Erect two storey extension to west (side) elevation and install captains dormer and balcony at first floor level to south (rear) elevation and install air source heat pumps to north of property (Protected Building) – granted

FULL/2023/2417 - Erect extension at first floor level to north elevation, install Juliet balcony and canopy and replace balustrade to east elevation, re-render walls, install replacement flat roof covering, internal and fenestration alterations. (Protected building) – granted

FULL/2024/1096 – Variations to previously approved plans to erect two storey extension to west (side) elevation and install captains dormer and balcony at first floor level to south (rear) elevation (Protected Building) - Increase floor area to north, erect balcony to south elevation, install rooflight, alterations to roof form and fenestration - granted

FULL/2024/2067 – Demolish gate and pillar for temporary period, to 30th November 2026 (Protected Building) – granted

Existing Use(s):

01 dwellinghouse

Assessment: *(Tick as appropriate)*

no representation

☒

accords with policy

☒

within curtilage

☒

design acceptable

☒

visual amenity acceptable

☒

no material neighbour impact

☒

traffic not affected

☒

Policies considered most relevant:

GP4: Conservation Areas

GP5: Protected Buildings

GP8: Design

GP9: Sustainable Development

GP13: Householder Development

Representation:

One letter of representation has been submitted objecting to the application and raising the following points:

Privacy

- The proposal will overlook the patio area and property at 16 Berthelot Street

Other matters

- The scheme will result in adverse environmental impacts in addition to those works that have already been undertaken on site and in the area
- The extent of building works and heavy machinery has already had a negative impact on the area with numerous road closures and causing distress to animals
- Concerns exist regarding the stability of the foundations of the adjoining building due to the vibrations of the extensive works

Conclusion/Brief comment:

It is a requirement under the Land Planning and Development (Guernsey) Law, 2005, when considering applications affecting protected buildings and Conservation Areas, to secure so far as possible that the special historic, architectural, traditional or other special characteristics (including setting) are preserved.

The application relates to the erection of a small timber outbuilding within the garden of the property to be used as a sauna.

Although the site is visible in the hillside town the proposed building will not cause undue harm to the character and appearance of the locality or Conservation Area and will not be particularly publicly visible. The works will not impact on the amenities of surrounding residential neighbours, being over 50m from the representor in this case nor will the proposal cause harm to the setting of Protected Buildings.

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.

The comments and concerns raised regarding the impact of works on the locality, animals/wildlife etc. are noted however, this cannot influence the outcome of the application. The matter of structural stability etc. is ultimately a private civil matter between property owners.

In view of the above it is recommended that permission is granted.

Recommendation:

Grant with Conditions



Date: 14/11/2025