

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: Extend at basement, ground floor level with raised terrace area and create terrace at 1st floor level, install replacement balustrade to existing 1st floor terrace to east (side) elevation. Remove section of wall at ground floor level to west elevation, fenestration and internal alterations. Erect covered garden area and roadside wall, infill existing vehicle access to west boundary (Protected Building).

LOCATION: En Facade House, La Couperderie, St. Peter Port.

APPLICANT: Mr & Mrs K Acott

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: 30/01/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 31/10/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: The Drawing Room - 276 D1C, D2D, D3D, D4C, D5A, D6A, F2B & F7A

Application Ref: FULL/2025/1717

Property Ref: A303250000

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 removal of the existing, large scale drawings (including 1:5 sections) of all new and replacement windows shall be submitted to and agreed by the Authority. The works shall be carried out only in accordance with the agreed details.

Reason - To ensure that the special interest of the protected building is preserved.

5. Prior to installation, specification of the balustrades shall be submitted to and agreed by Authority. The works shall be carried out only in accordance with the agreed details.

Reason - To ensure that the special interest of the protected building is preserved.

6. Prior to the raised balcony hereby approved being brought into first use, the 1.8m high section of the privacy screen located on the southern edge of the hereby approved terrace, located towards the south of the property as indicated on drawing 276-D3-D, shall be glazed with obscure glass to a minimum of Level 3 on the Pilkington scale (or equivalent) and shall be retained as such thereafter.

Reason - To protect the amenities of neighbouring residents.

7. The stone to be used in the construction of the new granite wall along the west boundary of the site hereby permitted shall match as closely as possible the type, colour, texture, method of bonding and pointing of the existing stone, in accordance with the approved details on drawing nos. 276 D3D.

Reason - In the interests of visual amenity and to conserve the character and appearance of the Conservation Area.

8. For the avoidance of doubt, this decision permits the creation of habitable accommodation for a 'house keeper' shall be used as an integral part of and ancillary to the principal dwelling presently known as (En Facade) and for no other purpose. It does not permit the creation of a separately occupied annex or an independent dwelling. This would require a separate grant of planning permission and involve different planning policy considerations.

Reason - To ensure that the use of the dwelling-house remains within residential use class 1 and to ensure that the habitable accommodation created does not become self-contained and/or independent from the main-house.

Expiry Date: This permission will cease to have effect on 29/01/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

Please note that should additional alterations to the beams over the kitchen be found to be necessary following 'opening up works', then further discussion must be had with the Authority.

For the avoidance of doubt, the housing status of the individual using the habitable accommodation is a separate matter that requires consideration under separate legislation and does not fall under the remit of the Development and Planning Authority.

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/2025/1717
Property Ref: A303250000
Valid date: 31/10/2025
Location: En Facade House La Couperderie St. Peter Port Guernsey
GY1 1NH
Proposal: Extend at basement, ground floor level with raised terrace area and create terrace at 1st floor level, install replacement balustrade to existing 1st floor terrace to east (side) elevation. Remove section of wall at ground floor level to west elevation, fenestration and internal alterations. Erect covered garden area and roadside wall, infill existing vehicle access to west boundary (Protected Building).

Applicant: Mr & Mrs K Acott

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 removal of the existing, large scale drawings (including 1:5 sections) of all new and replacement windows shall be submitted to and agreed by the Authority. The works shall be carried out only in accordance with the agreed details.

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Reason - To protect the amenities of neighbouring residents.

7. The stone to be used in the construction of the new granite wall along the west boundary of the site hereby permitted shall match as closely as possible the type, colour, texture, method of bonding and pointing of the existing stone, in accordance with the approved details on drawing nos. 276 D3D.

Reason - In the interests of visual amenity and to conserve the character and appearance of the Conservation Area.

8. For the avoidance of doubt, this decision permits the creation of habitable accommodation for a 'house keeper' shall be used as an integral part of and ancillary to the principal dwelling presently known as (En Facade) and for no other purpose. It does not permit the creation of a separately occupied annex or an independent dwelling. This would require a separate grant of planning permission and involve different planning policy considerations.

Reason - To ensure that the use of the dwelling-house remains within residential use class 1 and to ensure that the habitable accommodation created does not become self-contained and/or independent from the main-house.

INFORMATIVES

Please note that should additional alterations to the beams over the kitchen be found to be necessary following 'opening up works', then further discussion must be

had with the Authority.

For the avoidance of doubt, the housing status of the individual using the habitable accommodation is a separate matter that requires consideration under separate legislation and does not fall under the remit of the Development and Planning Authority.

OFFICER'S REPORT

Brief Description of the site:

The application property is a protected building which is situated on the corner between Vauvert, La Couperderie and Cordier Hill.

The whole of En Façade House, together with the railings bordering La Couperderie and Cordier Hill are protected. The southern extensions are not protected. The property is located within a Main Centre and a Conservation Area as defined by the Island Development Plan.

Planning permission was granted in 2022 to extend the property at basement and ground floor level, with raised terrace area to east (side) elevation (FULL/2022/0945). Permission was also granted to remove section of wall at ground floor level to the west elevation, make alterations to the fenestration and internally and erect a covered garden area and roadside wall, and infill an existing vehicle access to the west boundary.

Planning permission was later granted in 2023 to vary that permission (FULL/2022/0945) by creating a terrace at 1st floor level, alter the fenestration, roof and balustrade. The permission (application ref: FULL/2023/1465) also included demolishing a two storey structure to the rear of the property, and omitting the flue to the outdoor kitchen.

Both permissions have now lapsed with application ref: FULL/2023/1465 ceasing to have effect on 30th June 2025. Consequently, permission is now sought to amalgamate both the original application (FULL/2022/0945) and variation (FULL/2023/1465) into one application in order to renew the development. The plans have remained unchanged from the previous variation application.

Consequently this application seeks to extend the property at basement and ground floor level with raised terrace area and create a terrace at 1st floor level to east (side) elevation. The application also includes: replacement balustrade to existing 1st floor terrace to east (side) elevation, removing a section of wall at ground floor level to the west elevation, fenestration, making internal alterations as well as erecting a covered garden area, roadside wall and infilling an existing vehicle access

to the west of the site, amongst other works. The proposed guest accommodation is understood to still serve a 'housekeeper'. No new information has been submitted to suggest otherwise.

Relevant History:

Reference No	Description	Decision	Date
FULL/2024/0928	Replacement flat roof coverings and remedial works (Protected Building).	Granted	2024
FULL/2023/1465	Variations to previously approved plans to extend at basement and ground floor level with raised terrace area to east (side) elevation. Remove section of wall at ground floor level to west elevation, fenestration and internal alterations. Erect covered garden area and roadside wall, infill existing vehicle access to west boundary (Protected Building) - Create terrace at 1st floor level, alterations to fenestration, roof lantern and balustrade, omit flue to outdoor kitchen.	Granted	2023
FULL/2022/1797	Install replacement windows to north (front) elevation (Protected Building).	Refused	2023
FULL/2022/0945	Extend at basement and ground floor level with raised terrace area to east (side) elevation. Remove section of wall at ground floor level to west elevation, fenestration and internal alterations. Erect covered garden area and roadside wall, infill existing vehicle access to west boundary (Protected Building).	Granted	2022

Existing Use(s):

Residential

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

Conclusion/Brief comment:

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.

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.

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 former applications ref: FULL/2022/0945 and FULL/2023/1465 were granted in 2022 and 2023 respectively in accordance with the Island Development Plan policies.

Since the grant of planning permission, there has been no material change in circumstances, including planning policy or Supplementary Planning Guidance (SPG), which could warrant a different decision.

On this basis, the development is still compliant with policies GP4, GP5, GP8, GP9 and GP13.

The application should be conditioned in accordance with those conditions originally attached to both FULL/2022/0945 and FULL/2023/1465 respectively, excluding the variation condition.

It is therefore recommended that planning permission be granted, subject to conditions.

Recommendation:

Grant with Conditions



Date: 29/01/26