

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: Install gates, erect 2 signs to sentry posts, install hardstanding and associated works to west boundary (Protected Building).

LOCATION: Government House, Queens Road, St. Peter Port.

APPLICANT: Ms R McCutcheon

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: 26/01/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 27/11/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Proposed Block Plan, A4 rumble strip drawing, A4 West Elevation photo showing entrance dimensions & A4 Details of New Gate

Application Ref: FULL/2025/1770

Property Ref: A306370000

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 any works commencing on site details of how the signs, intercom and camera keypad systems are attached to the protected sentry boxes, including any fixings, drilling for cables or any other works/alterations which could impact on the Protected part of the property, shall be submitted to and approved in writing by the Authority. The work shall thereafter be carried out only in accordance with the approved details.

Reason - To make sure the works respect the special character of this protected building, as required by Section 34 of The Land Planning and Development (Guernsey) Law, 2005.

Expiry Date: This permission will cease to have effect on 25/01/2029 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/2025/1770
Property Ref: A306370000
Valid date: 27/11/2025
Location: Government House Queens Road St. Peter Port Guernsey GY1 1GH
Proposal: Install gates, erect 2 signs to sentry posts, install hardstanding and associated works to west boundary (Protected Building).
Applicant: Ms R McCutcheon

RECOMMENDATION - Grant: Planning Permission with Conditions:

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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.

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Protected part of the property, shall be submitted to and approved in writing by the Authority. The work shall thereafter be carried out only in accordance with the approved details.

Reason - To make sure the works respect the special character of this protected building, as required by Section 34 of The Land Planning and Development (Guernsey) Law, 2005.

OFFICER'S REPORT

Site Description:

The property known as 'Government House' is a three-storey grand Georgian building built in 1780 that was set back from and faced south onto Mount Durand. It was extended in 1870 to its current size, and this is when the property was altered to face north over the extensive grounds, with the Queen's Road entrance becoming the main entrance to the site. There are smaller residential properties in the locality, and a care/residential home to the south and a private school to the northwest. The property is located in the St Peter Port Main Centre Outer Area as defined in the Island Development Plan. The property is a protected building.

Relevant History:

A pre-application enquiry in 2025, which advised the best location for the position of the gates.

Existing Use(s):

Residential use class 1: dwelling house.

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

Brief Description of Development:

This application is to install wrought iron gates behind the entrance sentry posts, erect two signs, install hardstanding and associated works to west boundary of the site at the Queens Road entrance.

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

MC1: Important Open Land in Main Centres and Main Centre Outer Areas

GP4: Conservation Areas

GP5: Protected Buildings

GP8: Design

GP9: Sustainable development

GP13: Householder development

Representations:

There has been one letter of representation received and the comments are:

- a) *What are the reasons why gates are needed today, security? To fill in the gap?*
- b) *Why this particular design, 'The Medusa'. Whose design preference is it?*
- c) *This is a public property owned by the people of Guernsey. It is also a very significant property, which means a lot to the people of Guernsey. Surely, the people of Guernsey should be asked for their preferred design? Should there not have been an open-to-all design competition? Perhaps, with the Lieutenant-Governor choosing a favourite design, just as he did with the Government House Christmas card this year?*
- d) *The property has been without gates for approx. 100 years, the gates are a fair distance from the house, is there any need for any new gates to necessarily match or meet any historical form? Why not have gates which reflect today's values, today's Guernsey? New entrance gates to Government House could also be an artwork of today and become a renowned feature of the property.*
- e) *Regarding the Medusa design submitted with this Planning Application, I would make the following points:*
 - i. *Why is a UK manufacturer being asked to construct these gates?*
 - ii. *Why has no one in Guernsey been asked to make these gates?*
 - iii. *From the size of the steels specified in the Details of the New Gates and Hardstanding in the Planning Application, the gates will be very heavy and will require substantial foundations.*
 - iv. *A simpler design with lighter specifications would cost materially less, not only to make but also would reduce the installation cost*
 - v. *The overall cost of the supplying these gates of the design as submitted and installing them, together with the intercom connection to the main building will be considerable. As and when the people of Guernsey become aware of the final cost, many will be surprised to learn of such an expenditure at the current time when the States of Guernsey is facing a considerable shortfall in its finances and the prospects of GST, etc.*
- f) *There must be plenty of experienced metalworkers on the island who would relish the challenge to make gates for such an historical site.*

Consultations:

None

Summary of Issues:

- Design of the development.

- Impact of the development on the character and appearance of the area, the Conservation Area and Protected Building.
- Impact of the development on neighbouring properties.

Assessment against:

1 - Purposes of the law.

The objectives of the Law, as set out in Section 1(2), have been considered and this forms part of the assessment of policy issues as set out in 2 below.

2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.

The stated reason for the gates is security, following Police advice.

Historically there were gates at this entrance, but they were removed in 1925, when the Crown became the owners of the property, and it has been housing the Lieutenant-Governors ever since.

The gates are to be located 150mm behind the two sentry boxes with the mechanism buried underneath – where the granite sets will be laid as a rumble strip, approx. 500mm wide.

The signs will be a plaque with information on the Westminster lamps (on top of each box) located on the outer side of the south sentry box and the intercom and camera keypad system would be installed on the outside of the north sentry box, with another keypad on the inner side for manual use. A condition can be added to ensure the items are fixed correctly to the sentry boxes to preserve their protected status.

The medusa design is acceptable as it matches the iron work of the Westminster lamps, however, should the applicant decide to hold a competition, then a further submission to the Authority would be required should an alternative design be chosen.

The proposals are considered to achieve a good standard of design, using materials which complement the existing materials. The design and scale of the new gates are not considered to have a detrimental effect on the special interest of the Protected Building, on the character and amenity of the surrounding conservation area, and nor will it have any impact on any of the immediate neighbours.

Confirmation has been received that the development proposed has been designed to consider 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.

3 - General material considerations set out in the General Provisions Ordinance.

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 considered in the assessment of this application. Where relevant the issues are considered in section 2 above.

4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).

The proposal would have no impact on Protected Buildings, Trees or Monuments or on SSS's.

Date: 26/01/2026