

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: Variation of Condition 4 of FULL/2022/1559 - Retention of staff accommodation use (Premises of multiple occupation - Use Class 6) until December 2027.

LOCATION: Ziggurat, 5 Constitution Steps, St. Peter Port.

APPLICANT: FV Holdings Limited

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: 18/05/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 28/11/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Floor Plans

Application Ref: FULL/2025/1870

Property Ref: A302050000

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 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.

3.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 22/12/2022, issued under planning application reference FULL/2022/1559, and subject to the terms and conditions thereof.

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

4.This temporary permission will cease to have an effect after 31st December 2027. On or before 31/12/2027, the use of the premises shall revert back to a hotel, falling within Visitor Economy Use Class 7 of the Land Planning and Development (Use Classes) Ordinance, 2017, or in any provision equivalent to that Use Class in any Ordinance revoking or re-enacting that Ordinance.

Reason - The permission is granted to meet an operational need associated with the current circumstances experienced in the sector. A permanent change of use would raise additional planning policy considerations.

Expiry Date: This permission will cease to have effect on 17/05/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

The granting of a temporary permission in this instance, does not infer that this development will be acceptable in the future. It would be open to you to submit a pre-application enquiry regarding any such alternative proposals, to enable the Planning Service to advice on the suitability of such alternative schemes when considering the relevant policies in the Island Development Plan.

If it is intended to seek a further temporary permission for the variation of condition 4 of FULL/2022/1559, it is recommended that you submit a planning application by the end of September 2027 to ensure that the application is decided prior to the lapsing of this consent and to prevent liability for enforcement action.

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/2025/1870
Property Ref: A302050000
Valid date: 28/11/2025
Location: Ziggurat 5 Constitution Steps St. Peter Port Guernsey
GY1 2PN
Proposal: Variation of Condition 4 of FULL/2022/1559 - Retention of staff accommodation use (Premises of multiple occupation - Use Class 6) until December 2027.
Applicant: FV Holdings Limited

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 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.

3. 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 22/12/2022, issued under planning application reference FULL/2022/1559, and subject to the terms and conditions thereof.

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

4. This temporary permission will cease to have an effect after 31st December 2027. On or before 31/12/2027, the use of the premises shall revert back to a hotel, falling within Visitor Economy Use Class 7 of the Land Planning and Development (Use Classes) Ordinance, 2017, or in any provision equivalent to that Use Class in any Ordinance revoking or re-enacting that Ordinance.

Reason - The permission is granted to meet an operational need associated with the current circumstances experienced in the sector. A permanent change of use would raise additional planning policy considerations.

INFORMATIVES

The granting of a temporary permission in this instance, does not infer that this development will be acceptable in the future. It would be open to you to submit a pre-application enquiry regarding any such alternative proposals, to enable the Planning Service to advise on the suitability of such alternative schemes when considering the relevant policies in the Island Development Plan.

If it is intended to seek a further temporary permission for the variation of condition 4 of FULL/2022/1559, it is recommended that you submit a planning application by the end of September 2027 to ensure that the application is decided prior to the lapsing of this consent and to prevent liability for enforcement action.

OFFICER'S REPORT

Site Description:

The site consists of a hotel, situated on a terraced hillside within the St Peter Port Conservation Area and is accessed via Constitution Steps.

The site is in the St Peter Port Main Centre Inner Boundary and Conservation Area as designated in the Island Development Plan.

Planning permission was granted in 2022 (application ref: FULL/2022/1559 to temporarily change the use of the Hotel from Visitor Accommodation (Use Class 7) to staff accommodation (premises of multiple occupation Use Class 6). The justification was that the hotel forms part of the portfolio of Hand Picked Hotels, and that the hotel would be used by staff associated with both Fermain Valley Hotel and St Pierre Park in order to maintain those hotels respectively whilst staff accommodation was built elsewhere in the island. It is understood that the permission ceased to have effect on 21/12/25.

Relevant History:

Reference No	Description	Decision	Date
FULL/2022/1559	Change of use from Visitor Accommodation (Use Class 7) to staff accommodation (premises of multiple occupation Use Class 6) for a temporary period.	Granted	2022

Existing Use(s):

Hotel - Visitor economy use class 7: serviced visitor accommodation.

Brief Description of Development:

In light of the cessation of planning permission FULL/2022/1559, an application to vary the terms of application ref: FULL/2022/1559 has been submitted to renew the temporary change of use from Visitor Accommodation (Use Class 7) to staff accommodation (premises of multiple occupation Use Class 6), for an additional two years, up until 31st December 2027.

Justification has been submitted in light of this extension of the permission noting that there is a 'continuing operational need', together with the 'absence of viability of alternative sites', 'consistency with Planning Policy', and taking into account 'amenity and neighbourhood considerations'.

Similar to the original permission, a Minor Departure from Policy MC8 has been requested by the agent as set out in their e-mail dated 8th May 2026. It is noted that:

As per the previous application, the request is made based on the particular circumstances affecting the property and hospitality sectors, generally. The proposal remains temporary in nature and is intended to support the continued operation and viability of Hand Picked Hotels' wider Guernsey offerings, namely the Fermain Valley and St Pierre Park Hotels. The temporary staff accommodation use, will continue to provide an important operational benefit to the wider hotel group, assisting with staff retention and accommodation pressures, thus supporting the ongoing viability of more-significant visitor accommodation assets.

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

- MC8 Visitor Accommodation in Main Centres and Main Centre Outer Areas
- MC2 Housing in Main Centres and Main Centre Outer Areas
- GP8 Design
- GP9 Sustainable Development
- IP7 Private and Communal Car Parking

Representations:

None.

Consultations:

Economic Development's comments:

I can advise that *the Committee for Economic Development* does not have any objections to the planning application.

Summary of Issues:

- Loss of visitor accommodation;
- Provision of parking;
- Impact on neighbouring amenity.

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).**

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Loss of visitor accommodation;
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- 4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).**

As set out in application FULL/2022/1559, Policy MC8 sets out specific policy criteria which must be met to allow a change of use away from visitor accommodation, and this is expanded upon in the Supplementary Planning Guidance (SPG) for visitor accommodation.

The information provided as part of the application is not sufficient to address those policy criteria and does not include the evidence set out within the SPG and would not therefore be adequate to allow for a permanent change of use away from tourist accommodation.

However, as per the previous application (FULL/2022/1559), it would be acceptable to consider a change of use from a hotel to a HMO, used as staff accommodation to support and sustain the ongoing viability of two other premises falling within the same use class, on a temporary basis. It is noted that no objections have been raised by Economic Development.

In light of the above, and in accordance with a written request submitted by the agent for the application, it is considered that the temporary use of these premises for staff accommodation in association with the ongoing operations of other premises falling within Visitor Economy Use Class 7 could be accepted as a Minor Departure from Policy MC8.

It is reasonable and necessary to attach a condition to this variation to ensure that the permission is clearly defined and that the temporary permission will cease to have an effect after 31st December 2027.

The proposal will not affect the character or appearance of the Conservation Area.

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: 11/05/26

