

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 a sign to the north (front) elevation.

LOCATION: Duke Of Richmond Hotel, Cambridge Park, St. Peter Port.

APPLICANT: Mr C Walker

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: 14/01/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 08/12/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Smith Signs Ltd - Block plan (date stamped received 22/12/25), North Elevation Plan v2-19.12.25 (date stamped received 22/12/25).

Application Ref: FULL/2025/1922

Property Ref: A111910000

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 13/01/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

For the avoidance of doubt, the advertisement to which this permission relates is non-illuminated. Any form of illumination, whether by external or internal means, will require a separate grant of planning permission.

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/2025/1922
Property Ref: A111910000
Valid date: 08/12/2025
Location: Duke Of Richmond Hotel Cambridge Park St. Peter Port
Guernsey GY1 1UY
Proposal: Install a sign to the north (front) elevation.
Applicant: Mr C Walker

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.

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INFORMATIVES

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OFFICER'S REPORT

Site Description:

The site known as 'The Duke of Richmond Hotel' is a large six storey hotel building which is on a corner site with L'Hyvreuse running along the north boundary and Cambridge Park Road running along the west boundary, the hotel faces north. Cambridge Park is across the road to the north, there are a mix of both non-protected and protected residential buildings to the east, south, and across the road to the west. The hotel is located within the St Peter Port Main Centre Outer Area and Conservation Area as defined in the Island Development Plan.

Relevant History:

There is no relevant history pertaining to this application.

Existing Use(s):

Visitor economy use class 7: serviced visitor accommodation.

Brief Description of Development:

Initially this application was to erect a sign to the front façade and another large sign to be installed on the top part of the east elevation.

The sign proposed to the east elevation was however considered to detract from the character of the wider Conservation Area in long views from the harbour areas and the application was deferred to seek omission.

The agent has since omitted the east facing sign and the application is now only for the large north facing sign.

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

GP4: Conservation Areas
GP5: Protected Buildings (Setting)
GP8: Design
GP9: Sustainable Development
GP13: Householder Development

Representations:

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

- Cambridge Park is a site of high natural beauty and of high landscape quality. L'Hyvreuse is a special road bordered by Cambridge Park and residential properties that are listed as protected inside and out. The size of both signs has an extremely negative effect on the natural beauty and landscape quality of the locality (both Cambridge Park and L'Hyvreuse). They are completely disproportionate to the size of the building and anything around it which includes residential houses (listed as protected inside and out) and Cambridge Park itself.
- The local characteristics will be ruined by the addition of these signs given their extreme scale and location.
- The scale of the signs and their locations makes them totally inappropriate relative to their surroundings.
- The scale and location of the signs would have a massively negative effect on the character and amenity of the locality.
- The scale and location of the signs will have an extremely negative effect on the park as an open space and L'Hyvreuse.
- The hotel is sited bang in the middle of residential properties, many of which are protected inside and out. The scale and location of the signs so close to neighbouring properties will make a mockery of the listing of those properties as protected; there is little point in protecting the look of the neighbouring properties if these huge signs will be looming over them.

Consultations:

None.

Summary of Issues:

- Design of the development.
- Impact of the development on the character and appearance of the area.
- 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 report will only assess the north facing sign as the east facing sign has been omitted from the application.

The supporting letter states that the applicants do not wish to rebrand the hotel using modern plastic signs, which is not a material that is found on or in the surrounding properties and would be out of character. Instead they would like to use traditional methods and paint the new insignia directly onto the front façade of the building with traditional lettering.

The tradition of painting signs directly onto the façade of the building was certainly used during the time the surrounding buildings were being built, and being paint it can easily be painted over should removal be desired in the future without affecting the building or the surrounding character. The hotel faces Cambridge Park, a large open space, which allows this rather large building to be part of the street scene without dwarfing the adjacent residential dwellings.

In this instance, the hand painted sign on the front north façade of this hotel is large, but it is not an unusual sight on buildings to advertise themselves in the late-Georgian and Victorian eras, and therefore in the midst of many protected buildings from that era, the sign is considered to be appropriate and acceptable under the relevant policies.

The sign is considered to achieve a good standard of design, the scale of the new sign is not considered to have a detrimental effect on the character and amenity of the surrounding conservation area, the setting of the many protected buildings, and nor will it have any impact on any neighbouring amenity spaces.

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.

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 and Planning (General Provisions) Ordinance 2007 have been taken into account 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: 12/01/2026

