

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: Variations to previously approved plans to convert, extend and alter Quayside House and outbuildings to create 4 flats and associated works (Protected Building) - Install window at 1st floor level to west elevation of Quayside House and install replacement windows and doors to Quayside House.

LOCATION: Quayside House and Sierra Leone, North Side, Vale.

APPLICANT: Mr T J Morris

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: 05/03/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 21/01/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Lovell Ozanne & Partners Ltd. - S72-10685--S1-10G, S1-620F, S1-621F, S1-605F, S1-606D. S11-018B, S11-019A & Pauls Joinery Window Details

Application Ref: FULL/2026/0068

Property Ref: C006320000

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 on or before 18/06/2027.

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. The replacement windows shall be manufactured in accordance with approved drawing S72-1065 S11-09 Rev A.

Reason - To ensure that special attention is paid to protecting the special interest of the protected building under S34 of the Land Planning and Development (Guernsey) Law, 2005.

5. 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 18/06/2024, issued under planning application reference FULL/2023/1727, and subject to the terms and conditions thereof.

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

Expiry Date: This permission will cease to have effect on 18/06/2027 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

In relation to condition 4, for the avoidance of doubt, the approved drawing shows the replacement windows to have horns.

Attention is drawn to the fact that this permission confers no consent for changes to boundary walls, planters, meter cupboard etc. which do not reflect the approved

plans from the approved 2023 scheme. These have not been the subject of this current application proposal or assessment. The submission of a separate application will be necessary to deal with these other, separate, changes to the previously approved scheme.

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/2026/0068
Property Ref: C006320000
Valid date: 21/01/2026
Location: Quayside House and Sierra Leone North Side Vale Guernsey
Proposal: Variations to previously approved plans to convert, extend and alter Quayside House and outbuildings to create 4 flats and associated works (Protected Building) - Install window at 1st floor level to west elevation of Quayside House and install replacement windows and doors to Quayside House.

Applicant: Mr T J Morris

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 on or before 18/06/2027.

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. The replacement windows shall be manufactured in accordance with approved drawing S72-1065 S11-09 Rev A.

Reason - To ensure that special attention is paid to protecting the special interest of the protected building under S34 of the Land Planning and Development (Guernsey) Law, 2005.

5. 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 18/06/2024, issued under planning application reference FULL/2023/1727, and subject to the terms and conditions thereof.

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

INFORMATIVES

In relation to condition 4, for the avoidance of doubt, the approved drawing shows the replacement windows to have horns.

Attention is drawn to the fact that this permission confers no consent for changes to boundary walls, planters, meter cupboard etc. which do not reflect the approved plans from the approved 2023 scheme. These have not been the subject of this current application proposal or assessment. The submission of a separate application will be necessary to deal with these other, separate, changes to the previously approved scheme.

OFFICER'S REPORT

Brief Description of the site:

Quayside House, is situated on the corner of Northside and Longree. The property has a curved exterior to the road with a granite exterior, slate roof with a number of shallow pitched roof dormers and quoin details to the window openings. To the western end of the building is a rendered, two storey element with dormer and quoin details that match the remainder of the building and a single-storey flat roof element exists immediately adjacent to vehicular access to the site from Northside. The building is currently vacant and the majority of window and door openings are boarded.

The site is located in a Main Centre, Conservation Area and Harbour Action Area as designated in the Island Development Plan. The exterior of Quayside House and exterior of Sierra Leone (north of Quayside House) are protected along with the historic paving, weighbridge, gate pillars at Northside and Longree and boundary wall

at Longree. The exterior of La Croix (former Lifeboat House), together with the roof structure, roadside walls and piers are protected. The flat roof extension to the north is excluded from the listing.

The application relates to variations to the previously approved scheme and proposes replacement windows and doors at Quayside House along with the installation of an additional first floor window.

The application was deferred to seek an accurate site location plan with the correct site outlined in red and in relation to the notes on the drawings referring to "General Notes" which have not been supplied.

Although the drawings refer to a new meter cupboard and alterations to the position of walls, omission of planters and works to the walls of/adjacent to Sierra Leone these have not formed part of the application description on the application form, nor in the associated covering letter nor has a fee been paid (where necessary). This report will therefore only assess the application on the basis that it relates to replacement windows and doors at Quayside House.

The drawings also make reference to replacement windows and doors at Sierra Leone however these were granted permission under application reference FULL/2023/1727 although joinery details are required to be submitted in order to discharge condition 4 d) of that permission.

Relevant History:

FULL/2023/1727 - Convert and alter Durlston House to create 2 flats. Convert, extend and alter Quayside House and outbuilding to create 4 flats and associated works. Alter shop front, fenestration and install cladding to La Croix and create vehicle accesses (Protected Building) - granted

Extract from application report:

Most windows are shown to be retained but some windows have been assessed as being incapable of repair and retention where the effect on special interest would be outweighed by the benefits. The scheme therefore accords with the advice provided in CN11 and the aims of Policy GP5. Following the receipt of further information the removal of historic door frames would accord with the aims of Policy GP5. The doors themselves are modern therefore their removal is acceptable having regard to Policy GP5.

The replacement of existing windows and doors would not have such a significant adverse effect on the special interest of the protected building to outweigh the benefits and Policy GP5 is addressed in relation to Sierra Leone.

Existing Use(s):

Undergoing redevelopment for approved residential flats (Use Class 2)

Assessment: *(Tick as appropriate)*

no representation	☒	visual amenity acceptable	☒
accords with policy	☒	no material neighbour impact	☒
within curtilage	☒	traffic not affected	☒
design acceptable	☒		

Policies considered most relevant:

MC2: Housing in Main Centres and Main Centre Outer Areas

GP4: Conservation Areas

GP5: Protected Buildings

GP8: Design

GP9: Sustainable Development

Conclusion/Brief comment:

Although a small number of windows could be repaired the majority have been assessed as being beyond repair. To replace some but not all windows could impact on the appearance and composition of the façade of the building detrimental to its overall special interest. So, to replace all the windows as proposed in this case would accord with Policy GP5 (and Conservation Advice Note 11).

The insertion of an additional window to a first-floor bedroom in the approved extension represents a good standard of design that respects the protected building and character and appearance of the Conservation Area. The alteration will not have a detrimental impact on residential amenity and will improve the living environment of occupiers of that accommodation.

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.

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

In relation works around the building e.g. meter cupboard, walls etc., an informative note can be added to the decision notice highlighting that these do not form part of this application assessment and that new applications/discharge of condition requests will need to be submitted to address these matters.

Recommendation:

Grant with Conditions

Date: 05/03/2026



