

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: Alterations to shopfront to west elevation (Protected Building).

LOCATION: Crepe Maison, 7 Le Pollet, St. Peter Port.

APPLICANT: Silvester Group

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: 04/03/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 20/01/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Tyrrell Dowinton Architects - 2551 01.01, 02.02, 02.03, 02.04, 02.05

Application Ref: FULL/2026/0110

Property Ref: A112860000

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 03/03/2029 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/2026/0110
Property Ref: A112860000
Valid date: 20/01/2026
Location: Crepe Maison 7 Le Pollet St. Peter Port Guernsey GY1 1WQ
Proposal: Alterations to shopfront to west elevation (Protected Building).

Applicant: Silvester Group

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.

OFFICER'S REPORT

Site Description:

The application site consists of a dual aspect building which fronts onto both Le Pollet to the west and North Plantation to the east.

This application focuses on the west façade at ground floor level, which currently a retail unit known as Crepe Maison.

The shopfront adopts a traditional appearance in terms of large glass panes, with metal frames parallel to the street, with a curved glass section leading up to the entrance of the property.

The property is located in the St Peter Port Main Centre, Conservation Area, Harbour Action Area, and Core Retail Area, as defined in the Island Development Plan. The building is also a Protected Building.

Relevant History:

Reference No	Description	Decision	Date
PREA/2025/1440	Alter shop front windows.	Pre-application enquiry	2025

A pre-application enquiry was submitted in 2025 in respect of altering the shop front windows of which advised against such alteration as the proposal is likely to be harm the Conservation Area and the special interest of the protected building.

Existing Use(s):

Retail Use Class 11 – Food.

Brief Description of Development:

Planning permission is sought to alter the shopfront of the building. The proposal features removing the existing glass and metal frames which makes up the majority of the shopfront, and seeks to replace it with a metal, retractable glass window. The existing curved sections of glass, leading up to the front door of the premises will remain in situ.

The application is supported by a Statement of Significance (SoS) which briefly states out the previous use of the building (as a Jeweller) and how the show front supported that use by displaying the goods for sale.

The SOS asserts that the shopfront was altered in 1986. The SoS goes on to explain why the changes to the shopfront are needed together with the extent of works.

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

MC6: Retail in Main Centres
GP4: Conservation Areas
GP5: Protected Buildings
GP8: Design
GP9: Sustainable Development

Representations:

None received.

Consultations:

Economic Development:

"I write on behalf of the Committee for Economic Development in relation to the planning application for alterations to Crepe Maison, at 7, Le Pollet, St Peter Port submitted by Tyrrell Dowinton on behalf of the Silvester Group.

The Committee wishes to express its support for the application as one that enhances the vibrancy of St Peter Port, noting the business has been particularly active in pursuing trade opportunities with French producers, in line with the priorities currently being developed into a new economic strategy. Tourism, trade and connectivity are among the priorities for the Committee for Economic Development over the coming 12 - 18 months.

Crepe Maison is located in a key part of the St Peter Port commercial area, and the opportunity to open the restaurant to the street would add to the vibrancy of this part of St Peter Port, as has been seen with other similar cafe/restaurants which have similar opening glass curtains such as in the Arcade or Market Square.

The Committee would kindly ask that these benefits be given consideration."

Summary of Issues:

- Whether the design of the proposed development is acceptable.
- Whether the alterations would have a detrimental effect on the fabric of the protected building.
- Whether the proposal would affect the character and appearance of the Conservation Area.
- Whether the amenities of neighbouring residents would be affected.

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).

Legal and policy context:

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 which supports proposals to extend or alter a protected building where the development proposed does not have an adverse effect on the special interest of the particular protected building or its setting. The policy states that in all cases proposals must accord with other relevant policies 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."*

With regards to works in relation to protected buildings and within Conservation Areas, Policy GP8 (Design) requires development to achieve a high standard of design in order to respect the sensitive nature of the site and surroundings.

Protected Building:

Policy GP5 allows for development to have a negative effect on the overall special interest of the protected building, where the reasonable aspirations of the property owner and/or benefits of the development and/or contribution the development makes to the vitality of the Main Centre outweigh that harm.

It is recognised that as part of the SoS that shopfront was altered in 1986. A photograph accompanying the SoS show a horizontal glazing bar on the left-hand side of the shopfront, supported by metal frames on the principal shop window, parallel to the pavement. The shop also includes curved glass, leading up to the entrance of the premises. On the extract submitted (as shown on drawing no. 01.05), it notes that *'the existing window frame and stall riser to be retained'*.

In addition to the evidence submitted by the agent, additional material has come to light which shows the shopfront during the Second World War. The photograph

available to the Authority also appears to show a horizontal glazing bar on the principal shop window, parallel to the pavement. This additional information corroborates the SoS, in that the larger panes located on principal shop window have been altered.

In light of the information submitted, available to the Authority and from observations on site, it is reasonable to conclude that the glass is likely to be modern and that (at least), the principal shopfront window, parallel to the pavement, were replaced in the late C20th. Whilst the shopfront is not original, it has been replaced in such a manner that seeks to replicate the original shopfront and thus has a positive value to the overall special interest of the protected building.

This application seeks to retain the existing frame and curved glass element of the shopfront, and remove the larger glass panes on either side of the shopfront. The removed glass will be replaced with an aluminium sliding window, which can be stacked with the effect of opening up the façade. The application also includes large scale details of the shopfront inserts which highlights the profile of the frames.

Consequently, the proposals will fundamentally change the appearance of the shopfront (in both the closed and open position), although the agent highlights that the new windows can be removed and the current appearance of the traditional shopfront restored (i.e. the works are reversible). Taking all of the above into account, it is considered that the application is likely to have a negative impact on the special interest of the protected building, although the degree of harm on the overall special interest will be limited.

In this case, opening up the façade will allow the restaurant connect to the alfresco dining area, and the wider street scene which is likely to improve the vitality of the Main Centre. The openable sliding window is considered appropriate for this type of use class i.e. for a restaurant.

Given the slight negative effect on the overall special interest of the protected building and the benefits that the development will bring to the vitality of the Main Centre, it is considered, on balance, that the proposals will preserve the special interest of the protected building, and thus complies with Policy GP5.

Conservation Area:

The application site is within the Old Town Character Area of the St Peter Port Conservation Area. The building forms one many shops, and restaurants that face onto the pedestrianised High Street and Le Pollet. Whilst there are many different types of shopfront in the surrounding area they all follow similar characteristics (such as display areas, front doors, fascia for signage).

By way of comparison, only Christies (also a café/restaurant) has a shopfront façade that is similar to the proposal i.e. it has a retractable windows on the principal façade, and such example does not negatively affect the Conservation Area.

It is therefore considered that the proposal is unlikely to have a detrimental effect on the character and appearance of the Conservation Area.

For the purposes of Policy GP4 and the Law, the development will conserve the character and appearance of the Conservation Area, and thus complies with Policy GP4.

The proposed retractable windows achieves an acceptable design for the purposes of Policy GP8. Whilst the difference in frame size and detailing between the proposed retractable windows and the existing slender frames (supporting the single pane glass on the curved section of the shopfront) is likely to be jarring when viewed up close, the harm caused is not considered to be unacceptable to justify refusal. Moreover, as set out in the agent's Statement of Significance, the works can be reversed in future (subject to permission).

While it is recognised that the retractable windows when open are likely to increase noise levels in the immediate area which could affect neighbouring residents, the degree of harm is unlikely to be significant when viewed in context with the existing Al-Fresco area to the front (west) of the building, and the opening hours of the business.

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: 03/03/26

