

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: Change of use of first floor from office to residential flat, internal and associated works (Protected Building).

LOCATION: Elizabeth College, The Grange, St. Peter Port.

APPLICANT: Elizabeth College

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: 17/04/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 09/02/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: The Drawing Room - 439-02 C1A, C2A, C3A

Application Ref: FULL/2026/0191

Property Ref: A114410000

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 commencement, details of the proposed sound insulation scheme to be implemented between the flat and the adjoining workshop shall be submitted to and approved by the Authority. Sound insulation should be installed to achieve the indoor ambient noise levels for dwellings contained in BS 8233:2014 guidance on sound insulation and noise reduction for buildings. A post completion assessment shall be submitted to the satisfaction of the Authority and shall demonstrate that the noise mitigation measures agreed have been installed. The noise attenuation shall be permanently maintained thereafter.

Reason: To protect the occupier of the flat from the noisy machines in the workshop below.

Expiry Date: This permission will cease to have effect on 16/04/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

Whilst the interior is not listed the application of internal insulation could potentially harm the fabric of the Protected Building by causing dampness in the external walls. We would highlight the potential of vapour impermeable internal insulation to cause localised condensation when retrofitting a historic building if it isn't carefully detailed; in this case the insulation appears to not be continuous over the internal face of the exterior walls, and is broken by what appears to be internal masonry walls. We would suggest that this detail is carefully considered together with options for different insulative lining materials which are more 'breathable' and may be more appropriate. If you need to discuss please feel free to contact Conservation & Design Officer Nicholas Joyce.

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/2026/0191
Property Ref: A114410000
Valid date: 09/02/2026
Location: Elizabeth College The Grange St. Peter Port Guernsey GY1 2PY
Proposal: Change of use of first floor from office to residential flat, internal and associated works (Protected Building).

Applicant: Elizabeth College

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.

4. Prior to commencement, details of the proposed sound insulation scheme to be implemented between the flat and the adjoining workshop shall be submitted to and approved by the Authority. Sound insulation should be installed to achieve the indoor ambient noise levels for dwellings contained in BS 8233:2014 guidance on sound insulation and noise reduction for buildings. A post completion assessment shall be submitted to the satisfaction of the Authority and shall demonstrate that the noise mitigation measures agreed have been installed. The noise attenuation shall be permanently maintained thereafter.

Reason: To protect the occupier of the flat from the noisy machines in the workshop below.

INFORMATIVES

Whilst the interior is not listed the application of internal insulation could potentially harm the fabric of the Protected Building by causing dampness in the external walls. We would highlight the potential of vapour impermeable internal insulation to cause localised condensation when retrofitting a historic building if it isn't carefully detailed; in this case the insulation appears to not be continuous over the internal face of the exterior walls, and is broken by what appears to be internal masonry walls. We would suggest that this detail is carefully considered together with options for different insulative lining materials which are more 'breathable' and may be more appropriate. If you need to discuss please feel free to contact Conservation & Design Officer Nicholas Joyce.

OFFICER'S REPORT

Brief Description of the site:

The site known as the 'Old Fire Station' is located directly onto the east side of Upland Road, north of the old school, west of the sports hall and south of the admin offices of Elizabeth College. The building covers the southern part of the site facing west, the north part of the site is an unused outdoor area with a path running along the north boundary. The property is located in the St Peter Port Main Centre and Conservation Area as defined in the Island Development Plan. The Old Fire Station is a Protected Building.

Relevant History:

A pre-application earlier in the year.

Existing Use(s):

School offices.

Assessment: (Tick as appropriate)

no representation
accords with policy
within curtilage
design acceptable

✓
✓
✓
✓

visual amenity acceptable
no material neighbour impact
traffic not affected

✓
✓
✓

Policies considered most relevant:

MC3: Social and Community Facilities in Main Centres and Main Centre Outer Areas
MC2: Housing in Main Centres and Main Centre Outer Areas
GP4: Conservation Areas
GP5: Protected Buildings
GP8: Design
GP9: Sustainable Development

Consultations:

The Office of Environmental Health and Pollution Regulation
03/03/26

'I have reviewed the proposed plans for a change of use of first floor from office to residential flat, with internal and associated works. There is currently insufficient information provided for me to comment fully on the application. I have concerns regarding the potential impact of the proposed development on the amenity of future occupants and require further information to assess this.

As the proposed residential unit would be situated directly above an existing workshop, there is potential for adverse impact arising from noise, vibration and general disturbance. To fully consider the application, I request that the applicant provides the following details:

1. *Workshop Use*
 - *A full description of the workshop activities undertaken on site.*
 - *Details of all plant, machinery and equipment operated within the premises.*
 - *Confirmation of whether any amplified sound is used.*
 - *Clarification as to whether any activities generate impulsive noise, tonal noise, or vibration.*
2. *Hours of Operation*
 - *The proposed and existing hours of operation of the workshop, including:*
 - *Opening and closing times*
 - *Days of operation (including weekends and Bank Holidays)*
 - *Any occasional or seasonal variations in operating hours.*
3. *Noise and Sound Insulation Measures*

- A scheme for the soundproofing of the building, including:
 - Construction specifications for the separating floor/ceiling, including materials, mass, acoustic layers, resilient bars, suspended ceilings, and any acoustic insulation.
 - Predicted acoustic performance (e.g. airborne and impact sound reduction values). This may be covered by the above point.
 - Confirmation of whether an acoustic assessment has been undertaken by a suitably qualified acoustic consultant.

Should further information be submitted, I will be happy to review this and provide further comment.'

25/03/26

'There are still concerns regarding the potential impact of the existing commercial workshop use on the proposed residential unit above. While we note the applicant's commitment to comply with Building Control technical standards, our preference is that the development achieves the acoustic performance levels set out in BS 8233 (for the period 07:00 to 23:00), as outlined below.'

7.7.2 Internal ambient noise levels for dwellings

In general, for steady external noise sources, it is desirable that the internal ambient noise level does not exceed the guideline values in Table 4.

Table 4 Indoor ambient noise levels for dwellings

Activity	Location	07:00 to 23:00	23:00 to 07:00
Resting	Living room	35 dB $L_{Aeq,16hour}$	—
Dining	Dining room/area	40 dB $L_{Aeq,16hour}$	—
Sleeping (daytime resting)	Bedroom	35 dB $L_{Aeq,16hour}$	30 dB $L_{Aeq,8hour}$

NOTE 1 Table 4 provides recommended levels for overall noise in the design of a building. These are the sum total of structure-borne and airborne noise sources. Groundborne noise is assessed separately and is not included as part of these targets, as human response to groundborne noise varies with many factors such as level, character, timing, occupant expectation and sensitivity.

NOTE 2 The levels shown in Table 4 are based on the existing guidelines issued by the WHO and assume normal diurnal fluctuations in external noise. In cases where local conditions do not follow a typical diurnal pattern, for example on a road serving a port with high levels of traffic at certain times of the night, an appropriate alternative period, e.g. 1 hour, may be used, but the level should be selected to ensure consistency with the levels recommended in Table 4.

NOTE 3 These levels are based on annual average data and do not have to be achieved in all circumstances. For example, it is normal to exclude occasional events, such as fireworks night or New Year's Eve.

The following condition is suggested:

- *Prior to commencement, details of the proposed sound insulation scheme to be implemented between the flat and the adjoining workshop shall be submitted to and approved by the Authority. Sound insulation should be installed to achieve the indoor ambient noise levels for dwellings contained in BS 8233:2014 guidance on sound insulation and noise reduction for buildings. A post completion assessment shall be submitted to the satisfaction of the Authority and shall demonstrate that the noise mitigation measures agreed have been installed. The noise attenuation shall be permanently maintained thereafter.'*

Conclusion/Brief comment:

This application is for a change of use of the first-floor educational offices to become a residential flat to be used by a member of staff of the school.

Up until 2010/2011 the educational offices were a residential flat, so to return to the original use is not considered to warrant a refusal as long as there is sufficient insulation between the active workshop at ground floor level and the residential flat on the first floor, this shall be conditioned. The Guernsey Technical Standards look at noise level between flats, as this is between a workshop and a flat the noise attenuation needs to be higher.

The proposals will not have any detrimental impacts on the vitality of the St Peter Port main centre or main centre outer area, nor will they have any adverse effects on the character and appearance of the surrounding conservation area or on the special interest of the protected building and the setting of the other nearby protected buildings.

The design of the flat will only remove or alter modern internal walls and will not impact the internal special interest of the protected building. There will be no external changes at all.

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.

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.

Recommendation:

Grant with Conditions



Date: 16/04/2026

