

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 part of first floor and second floor from offices to create an additional 2 residential flats and associated works.

LOCATION: 15 New Street, St. Peter Port.

APPLICANT: JAJ Properties Ltd

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: 20/05/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 20/03/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Naftel Associates: A200704 PD 100 & 110

Application Ref: FULL/2026/0500

Property Ref: A201020004+A201020005

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 the first occupation of the flat hereby approved, the lower pane of glass of the sash window as annotated on drawing no.110 shall be glazed with obscure glass to a minimum of Level 3 on the Pilkington scale (or equivalent) and shall be fixed shut. That window shall be retained as such at all times.

Reason - To minimise the effect of the development on the privacy and amenities of nearby residents.

5.For the avoidance of doubt, the lower pane of glass of the sash windows to include obscure glazing as shown on drawing no.110, and the annotated window as identified in Condition 4, shall be glazed with obscure glass to a minimum of Level 3 on the Pilkington scale (or equivalent) and fixed shut, prior to the first occupation of the second floor flat hereby approved, and shall thereafter be retained at all times.

Reason - To minimise the effect of the development on the privacy and amenities of nearby residents.

Expiry Date: This permission will cease to have effect on 19/05/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

It is likely that a separate consent would be required under the Building Regulations (2012) should the applicant wish to enclose or physically separate the rest area / sleeping area from the remainder of the flat. You are recommended to seek advice from the Planning Service.

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/2026/0500
Property Ref: A201020004+A201020005
Valid date: 20/03/2026
Location: 15 New Street St. Peter Port Guernsey GY1 2PQ
Proposal: Change of use of part of first floor and second floor from offices to create an additional 2 residential flats and associated works.

Applicant: JAJ Properties Ltd

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 the first occupation of the flat hereby approved, the lower pane of glass of the sash window as annotated on drawing no.110 shall be glazed with obscure glass to a minimum of Level 3 on the Pilkington scale (or equivalent) and shall be fixed shut. That window shall be retained as such at all times.

Reason - To minimise the effect of the development on the privacy and amenities of nearby residents.

5. For the avoidance of doubt, the lower pane of glass of the sash windows to include obscure glazing as shown on drawing no.110, and the annotated window as identified in Condition 4, shall be glazed with obscure glass to a minimum of Level 3 on the Pilkington scale (or equivalent) and fixed shut, prior to the first occupation of the second floor flat hereby approved, and shall thereafter be retained at all times.

Reason - To minimise the effect of the development on the privacy and amenities of nearby residents.

INFORMATIVES

It is likely that a separate consent would be required under the Building Regulations (2012) should the applicant wish to enclose or physically separate the rest area / sleeping area from the remainder of the flat. You are recommended to seek advice from the Planning Service.

OFFICER'S REPORT

Site Description:

The application site comprises a four-storey building situated to the west of New Street in St Peter Port.

The site is situated within a Main Centre Inner Area and a Conservation Area as designated in the Island Development Plan.

Planning permission was granted in 2023 (under application ref: FULL/2023/1546) to change the use of the ground and part of the first and second floor levels to create 3 flats (Residential Use Class 2) (revised scheme) and install a window at 3rd floor level to the north elevation. Two small offices were retained to the rear of the building, one at first and one at second floor level, with fenestration facing Roselle Place. This permission has been completed for the purposes of the Building Regulations.

Relevant History:

Reference No	Description	Decision	Date
FULL/2023/1546 A201020000 – application site	Change of use of ground, first and second floor levels to create 3 flats (Residential Use Class 2) (revised scheme) and install window on 3rd floor level to north elevation.	Granted	2023
FULL/2022/1373 A201020000 – application site	Change of use of ground, first and second floor levels to create 3 flats (Residential Use Class 2) (revised scheme).	Refused	2022
PAPP/2007/0618 A201020000	Change of use of 2 flats to offices	Refused	2007
FULL/2024/0931 A201010000 – Lyric House	Convert 1st and 2nd floors from offices to 6 additional flats (Use Class 2).	Granted	2024
FULL/2024/1900 A201000000 – 11 New Street	Change of use of ground, first and second floor levels from Office to 5 additional flats (use class 2) and associated works.	Granted	2025

Existing Use(s):

Office
Residential

Brief Description of Development:

Planning permission is sought to change the use of the remaining offices to the rear of the building, on the first floor and second floor, to two flats (Residential Use Class 2).

As set out in the agent's letter, the total office floor space on both first floor and second floor equates to 118.9sqm (59.4sqm x2).

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

MC2: Housing in Main Centres and Main Centre Outer Areas;
MC4(A): Office Development in Main Centres;
GP4: Conservation Areas;
GP8: Design;
GP9: Sustainable Development;
IP6: Transport infrastructure and support facilities;
IP7: Private and Communal Car Parking.

Representations:

None.

Consultations:

None.

Summary of Issues:

- Whether the loss of office accommodation and the principle of residential development is acceptable in this location;
- Design and impact of the development on the character and appearance of the Conservation Area;
- Impact on neighbour amenity;
- Whether the proposal would provide a good living environment for future occupiers;
- Parking and cycle storage.

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).**

Whether the loss of office accommodation and the principle of residential development is acceptable in this location.

Policy MC4(A): (Office Development in Main Centres) supports proposals to change the use in specific circumstances.

In this case, the total office floor space on both first floor and second floor equates to 118.9sqm, and therefore is less than 250sqm. The proposal satisfies criterion 'b' of Policy MC4.

As the site is located in the Main Centre the Island Development Plan supports new housing development in principle. The completed development will comprise 1 bedroom units and is not located within an area of Important Open Land. Due to the limited size, the proposal is unable to provide a mixture of dwellings. Consequently, criterion b. is addressed and c. is not relevant in this case.

As the proposal would see an existing building reused this would represent efficient and effective use of land in line with Policy GP8 criterion b. It should be noted however, that the objective to maximise density and reuse buildings must be balanced against, and will not override, the need to create acceptable living environments.

The case is assessed against all other relevant policies of the IDP in the following sections of this report.

Design and impact of the development on the character and appearance of the Conservation Area

All of the proposed units of accommodation will be contained within the envelope of the existing building and no external alterations are proposed, although the agent has confirmed that a number of second floor windows are to be obscure glazed on the lower sash (featuring opaque glass to a minimum of level 3 on the Pilkington scale), and fixed shut.

The proposal would not harm the character or appearance of the surrounding Conservation Area and accords with the aims of Policy GP4 of the IDP and also respects the character of the local built environment in line with policy GP8 criterion c.

Whether the proposal would provide a good living environment for future occupiers and whether the proposal would impact on neighbour amenity;

New developments should be planned and built to support the health and well-being of occupants and users and maintain appropriate amenities for those of neighbouring property.

Annex I of the IDP sets out that building at higher densities brings challenges with respect to ensuring reasonable amenities are provided. There must be a balance between the most effective and efficient use of land and the requirement to ensure that proposed living and working conditions are acceptable and that the higher density Main Centres, in particular, remain attractive places to live and work.

All new developments are encouraged to provide adequate levels of daylight and sunlight to all rooms, or at least principal rooms, gardens, balconies or communal external open spaces; these aspirations are qualified for sunlight by “where possible”. This reflects the constraints imposed by aspect relative to the movement of the sun, shading by existing development, and, in the case of converting existing buildings, its physical constraints.

The outlook from both first and second floor level would be restricted to a single aspect only. In addition, the outlook would not be desirable as it would be sited close too, and face directly towards, the neighbouring building (known as Roselle Place).

An existing level of overlooking and intervisibility exists between the existing office spaces and the neighbouring property to the west. Annex 1 states that development will be expected to be designed with windows an adequate distance apart and / or suitably orientated to ensure that the level of privacy that could reasonably be expected to be enjoyed by an occupier is not adversely affected and that the use of obscure glazing alone to achieve privacy will not, normally, be considered acceptable.

As set out in the agent's letter dated 18th March, the first floor windows directly face towards a blank section of wall, understood to be 'at garage level of the adjacent building (Roselle Place)'. Consequently, despite the close proximity to the neighbouring property, there is no requirement to incorporate obscure glazing for the first floor flat for the protection of either occupants of the new units or the privacy of neighbouring residents.

The agent has incorporated fixed, obscure glazing on the lower sash on 4 of the 8 windows, serving the proposed flat at second floor level. 3 obscure windows will serve a bedroom and part of the dining area/lounge. A window serving the kitchen will also be subject to obscure glazing. 4 windows serving the dining room, kitchen and lounge will not feature obscure glazing in order to provide a satisfactory living condition. Despite not featuring obscure glazing, the majority of these windows will not result in overlooking or intervisibility issues due to the relationship and arrangement to fenestration on the neighbouring property which features a fire exit door and obscure windows. Any oblique views towards windows on the neighbouring property that do not feature obscure glazing would not result in material harm.

However, following a site visit to the property, it is considered reasonable and necessary to require obscure glazing of the thinner window serving the kitchen given its close proximity and relationship to the neighbouring windows which feature clear glass. Without such condition the proposal would result in an unsatisfactory relationship which would undermine the privacy of neighbouring residents. This window has been identified on the drawings submitted, in which the agent has agreed with onsite.

While some concerns are raised with regards to how far light may penetrate into the building due to the single aspect of the proposed flats, these concerns are on balance, not considered to be so substantial to reasonably warrant refusal when taking into account; the number of windows on the north elevation of the building, together with the health and well-being benefits to future occupiers of the flat by not featuring obscure glazing on all of the windows, and that similar development proposals have been granted planning permission in the wider area.

With regards to Annex 1, no external space is provided as part of the development. Annex 1 states that the value of external open space becomes increasingly important in higher density development with all development having safe and convenient access to it.

In this regard, the building is sited in a central location of Town within walking or cycling distance of the Sunken Gardens, Candie Gardens, the coast and bathing pools.

The proposed flats exceed the DCLG space standards which represent best practice offering good internal space provision for future occupiers.

With regards to accessibility and flexible accommodation, the existing building presents some barriers to accessibility for people of all ages and abilities. The layout of the units proposed could also be adapted at a later date to meet the changing needs of occupiers (e.g. grab rails in WCs/bathrooms, installation of hoists provided bedroom and bathroom ceilings are constructed in an appropriate manner and careful and appropriate siting of service controls). The scheme therefore addresses GP8 criteria f. and g.

Overall, some concerns are raised over the limited aspect, daylight, and restricted outlook associated with both units, although the proposal is considered acceptable having regard to the health and well-being of future occupiers and is not uncommon for this part of Town.

Parking and cycle storage.

The site will not be served by any off-road parking but is located in a Main Centre and therefore is within walking distance of local services and facilities. The scheme incorporates individual storage areas for each flat which is welcomed. Unused space is also proposed around the hallway for each flat which could provide the occupiers of the development with the opportunity for secure, covered cycle storage in line with the aims of Policies IP6 and IP7 of the IDP. It is acknowledged however, that given the stepped access to the building, coupled with the internal staircase, and the limited size of the proposed flats, this would not be considered reasonable to attach a condition on this basis in this particular circumstance.

3 - General material considerations set out in the General Provisions Ordinance.

In addition to the consideration of policy issues, Section 13 of the Land Planning and Development (General Provisions) Ordinance, 2007 identifies other material planning considerations which could be relevant. These include; the appropriateness of the development in relation to its surroundings in terms of design, layout, scale, siting and materials; the likely effect on the character and amenity of the locality; any possible fall-back position by way of extant planning permissions or exempt development; the likely effect on the reasonable enjoyment of neighbouring properties. These issues where relevant are considered above.

4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).

The proposal would have no adverse impact on protected trees, buildings or sites.

Date: 19/05/26

