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: Convert section of 2nd floor to ancillary staff accommodation (Use Class 19), install dormer to east (front) elevation and reinstate window to north (side) elevation with internal and associated works. (Protected Building).

LOCATION: Elizabeth College, Grange Road, 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: 22/10/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 08/05/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: The Drawing Room: 439-03/C1A, /C2A, /C3A /C4A, C5A

Application Ref: FULL/2026/0606

Property Ref: A114400000

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.The accommodation which forms the subject of this permission shall be used only for staff accommodation ancillary to and associated with the school premises (Public Amenity Use Class 19 of the Land Planning and Development (Use Classes) Ordinance, 2017 or in any provision equivalent to that Use Class in any Ordinance revoking or re enacting that Ordinance). On the cessation of the use for staff accomodation, the accommodation shall revert to use as part of the authorised school premises, falling within Use Class 19 of the Land Planning and Development (Use Classes) Ordinance, 2017 or in any provision equivalent to that Use Class in any Ordinance revoking or re-enacting that Ordinance.

Reason - Permission has been granted on the basis that the use will be limited to that outlined above. Any other use is likely to raise different planning policy considerations.

5. No development shall begin on site until a structural engineers report, with associated drawings, has been submitted to and approved in writing by the Authority. The Structural Engineers Report shall contain the following information:

a. An assessment of the condition of the existing roof and floor structure
b. An assessment of the existing roof and floor structure and whether or not they can carry the additional loads imposed by the development and its use
c. An assessment of the alterations to the roof
d. Any repairs, and alterations to the roof and floor that are necessary as a result of the above assessments.
The development shall be carried out only in accordance with the agreed details.

Reason - The information provided with the application does not include full details of these aspects of the development. 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.

6. No development shall begin on site until a 1:20 scale elevation of the replacement window in the north elevation, precisely showing the tracery within the window as well as 1:5 scale drawings of the tracery has been submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - The information provided with the application does not include full details of the proposed window. This condition is imposed to make sure 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.

7. Notwithstanding the details and notes shown on the approved drawings, this permission does not confer any consent to alter the king post roof trusses.

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.

Expiry Date: This permission will cease to have effect on 21/10/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-
Please note, any changes to the approved drawings and scheme may require further permission from the Development & Planning Authority. Please contact the Planning Service should the progression of this development result in deviations from the approved scheme prior to undertaking any such works on site.

Building Control has been consulted on this application and has advised that, as currently shown, the proposals would not comply with the Guernsey Technical Standards (Part B). Whilst the interior of Elizabeth College is not presently protected, it has potential to satisfy the Criteria for the Selection of Buildings to the Protected Buildings List (CN6). Accordingly, should the implementation of this permission require alterations to the interior of the building that would adversely affect its special interest, the Authority may review the extent of the building's protection. Applicants are therefore advised to engage with the Authority at an early stage should internal alterations be required to secure compliance with Building Control requirements.

Please find enclosed a copy of comments made by Building Control. Please ensure that these comments are properly considered in carrying out development.

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

States of Guernsey
Planning Service

PLANNING APPLICATION REPORT

Application No:	FULL/2026/0606
Property Ref:	A114400000
Valid date:	08/05/2026
Location:	Elizabeth College Grange Road St. Peter Port Guernsey GY1 2PY
Proposal:	Convert section of 2nd floor to ancillary staff accommodation (Use Class 19), install dormer to east (front) elevation and reinstate window to north (side) elevation with internal and associated works. (Protected Building).
Applicant:	Elizabeth College

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.

2. The development hereby permitted shall be begun within 3 years from the date of grant of this permission.

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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 accommodation which forms the subject of this permission shall be used only for staff accommodation ancillary to and associated with the school premises (Public Amenity Use Class 19 of the Land Planning and Development (Use Classes) Ordinance, 2017 or in any provision equivalent to that Use Class in any Ordinance revoking or re enacting that Ordinance). On the cessation of the use for staff accomodation, the accommodation shall revert to use as part of the authorised school premises, falling within Use Class 19 of the Land Planning and Development (Use Classes) Ordinance, 2017 or in any provision equivalent to that Use Class in any Ordinance revoking or re-enacting that Ordinance.

Reason - Permission has been granted on the basis that the use will be limited to that outlined above. Any other use is likely to raise different planning policy considerations.

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a. An assessment of the condition of the existing roof and floor structure
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c. An assessment of the alterations to the roof
d. Any repairs, and alterations to the roof and floor that are necessary as a result of the above assessments.
The development shall be carried out only in accordance with the agreed details.

Reason - The information provided with the application does not include full details of these aspects of the development. 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.

6. No development shall begin on site until a 1:20 scale elevation of the replacement window in the north elevation, precisely showing the tracery within the window as well as 1:5 scale drawings of the tracery has been submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

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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.

INFORMATIVES

Please note, any changes to the approved drawings and scheme may require further permission from the Development & Planning Authority. Please contact the Planning Service should the progression of this development result in deviations from the approved scheme prior to undertaking any such works on site.

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Please find enclosed a copy of comments made by Building Control. Please ensure that these comments are properly considered in carrying out development.

OFFICER'S REPORT

<u>Site Description</u>:

The application site relates to the principal Elizabeth College building with the tower features. Surrounding the site the area comprises a mixture of uses and a mixture of building types style and design.

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

Elizabeth College is a protected Building (PB213). The Notice sets out the extent of listing, which in the case is: "The exterior only of the main building…" Elizabeth College has exceptional historic, architectural and other interest and is worthy of a Grade A. The roadside railing, main gates and Porters Lodge are protected.

In respect of the proposed area of works, the listing would extend to:

- Exterior wall, windows etc. but not the interior finishes (plaster, joinery etc)
- The whole of the roof and its structure (including the rafters, purlins and king post frames) but not including interior finishes (plaster etc).

Relevant History:

Pre-application advice was sought in this case.

Existing Use(s):

School buildings and grounds

Brief Description of Development:

The application relates to the use of part of the second floor of the building, currently forming loft rooms (not used for teaching/learning due to its location/access), for staff accommodation. To facilitate the use a new dormer is proposed along with the opening up of infilled windows. The submission is accompanied by supporting information highlighting that recruitment and retention of staff is difficult particularly because of local housing constraints and relocation challenges. It is also noted that there is also existing short term staff accommodation available but that demand exceeds supply. The application has been accompanied by information to address Policy GP9.

The scheme proposes the formation of a two-bedroom apartment with a living room and separate kitchen/diner, a family bathroom and various cupboard/storage spaces. The east facing dormer has been designed to reflect the external appearance of an existing long dormer to the eastern roofslope of the property. The dormer is indicated to be slate clad and with a zinc roof and timber windows. The new window (north elevation) where a former opening is to be reinstated is indicated to have the same design and appearance as the detailed/decorative windows found elsewhere in this building.

The application includes a Statement of Significance which repeats the information contained on the Protected Buildings Notice and concludes that the proposals will not harm the significance of the building.

The application was deferred to seek clarification regarding a number of drawing notes which implied the scheme was conceptual and could result in a need for further investigations and reports and in light of Building Control comments on the scheme in relation to a means of escape. Concerns were raised that the scheme could require amendment to meet the requirements of Building Control which could increase the negative effect of works on the special interest of the building. It was also requested that a complete east elevation of the dormer was supplied.

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

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

Representations:

None.

Consultations:

None.

Summary of Issues:

The key issues in this case relate to the principle of the proposed works, the effect of the scheme on fabric and special interest of the protected building, on the character and appearance of the Conservation Area and the amenities of future occupiers.

Assessment against:

1 - Purposes of the law.

The objectives set out in Section 1(2) of The Land Planning and Development (Guernsey) Law, 2005, 'the Law', have been considered and this report forms part of the assessment, with policy issues set out in Section 2 below.

2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.

The purposes of the Land Planning and Development (Guernsey) Law, 2005, are to protect and enhance, and to facilitate the sustainable development of, the physical environment of Guernsey.

Section 34 of the Law explains the general functions of authorities in respect of protected buildings. This states that:

> It is the duty of any department of the States when exercising its functions under this Law –
> (a) to secure so far as possible that the special historic, architectural, traditional or other special characteristics of buildings listed on the protected buildings list ("protected buildings") are preserved, and
> (b) in particular, in exercising its functions with respect to a protected building or any other building or land in the vicinity of a protected building, to pay

special attention to the desirability of preserving the protected building's special characteristics.

Section 38 of the Law explains the general functions of authorities in respect of conservation areas. This states that:

> In the exercise, with respect to any building or other land in a conservation area, of any powers under this Law or any other enactment, special attention shall be paid to the desirability of preserving and enhancing the character and appearance of that area.

The purposes of the Law are reflected in the Island Development Plan, the principal aim of which is to help maintain and create a socially inclusive, healthy and economically strong Island, while balancing these objectives with the protection and enhancement of Guernsey's built and natural environment and the need to use land wisely. Relevant policies will be addressed below in assessing the key issues.

Section 13 to Part IV of The Land Planning and Development (General Provisions) Ordinance, 2007, sets out a number of general material considerations, the following of which are considered to be relevant in this instance:

> (b) the character and quality of the natural and built environment which is likely to be created by the development,
> (c) the appropriateness of the development in relation to its surroundings in terms of its design, layout, scale, siting and the materials to be used,
> (d) the likely effect of the development on the character and amenity of the locality in question,

Section 15 clarifies that the considerations referred to in paragraphs (b) and (c) of section 14 also apply to protected buildings.

Therefore, the proposals must satisfy the terms of Policies GP4 and GP5 of the Plan and meet the statutory duties with regard to conservation areas and protected buildings set out within Sections 34, 35 and 38 of the Law.

<u>The principle of the use</u>

The submission highlights that the aim of the proposal is to offer staff accommodation. Whilst initially advertised as the creation of a residential unit, upon assessment of the application it was ascertained that the accommodation would be integrated within the school building without independent access and could not be considered as an entirely standalone residential unit under Policy MC2. The accommodation would however comprise a limited part of the wider school premises, proposed to support the operations of that school, and could therefore be considered as an ancillary or ordinarily incidental function to the principal school use, and could be assessed under Policy MC3 as part of the social and community use on this site.

Policy MC3 sets out that there is scope for extension, alteration or redevelopment of an existing social and community facility where all other relevant policies are satisfied.

As explained in the submission the change of use proposed will not reduce classroom space at Elizabeth College and relates to a very small part of the wider school site. The loft space is deemed as being no long required and would not impact on the ongoing use of the social and community facility on the site, in fact the works are to enhance the school by providing accommodation for staff which will not undermine the vitality of the Main Centre and will make better and more efficient use of existing accommodation in line with Policies MC3 and GP8. Policy would therefore support the creation of residential accommodation as proposed, as an ancillary function to the school use. This matter can be controlled through planning condition.

Protected Building

Based on the exterior only of the building being protected, subject to more detailed information being provided in respect of certain elements, as identified below, the scheme is considered to comply with Policy GP5 of the Island Development Plan. It is recommended that an informative note is included to highlight the Building Control issues raised which may impact this building which is of high special interest, and will therefore need to be carefully considered.

To ensure the detailed form of the development is appropriate the following planning conditions are recommended:

- The permission does not confer any consent for any alterations to the king post of the roof structure;
- The submission of a structural engineers report (to include consideration of additional dead loads imposed by the acoustic upgrade, assessment of existing roof structure and conditions and structural roof alterations as per drawing notes) to include details of any alterations necessary which are not shown on the approved plans;
- Unobscured elevation drawing of the dormer/this part of the building;
- Large scale elevation and section details of the window, including tracery.

Conservation Area

The application site is within the St Peter Port Conservation Area. Elizabeth College is noted as a landmark building within the hillside Town. However, in key views of the Hillside Town, the Tower of the building forms the landmark and draws the eye. The roof that is part of the application is subservient to the tower and the proposed dormer is of a scale that will sit in the exiting roof and will provide symmetry with the existing dormer to the south of the tower.

In short range views the exiting existing dormer is not easily seen, being behind the existing parapet wall and castellations. The proposed dormer will have a similar effect and is not easily visible.

The introduction of a new window (provided it will replicate the tracery of the existing windows, which can be managed by condition), will be visible, but will form part of the composition of the building.

In view of the above, the proposed development will not negatively affect the Conservation Area and will comply with Policy GP4 and GP9 of the IDP.

Amenities

The proposed accommodation will overlook existing school grounds and will not generate overshadowing or overlooking of any surrounding properties.

Policy GP8 requires that the units created consider the health and well-being of the occupiers by means of providing adequate daylight, sunlight and private/communal open space, and directs proposals to be considered against Annex 1 of the Plan: Amenities.

Although the majority of the accommodation is single aspect this is east facing and overall the development will have good access to sunlight and daylight. The position of the accommodation is such that it will also have good aspect and outlook and will not be overlooked from other properties and development in terms of privacy for future occupiers. The accommodation does not benefit from any external open space but in this highly sustainable location the property is in close proximity to Candie Gardens and other public open spaces, the sea front and other amenities. The accommodation meets Part G of the Building Regulations and the DCLG space standards which represent best practice offering good internal space provision for future occupiers. The scheme therefore offers a good standard of design having regard to the health, well-being and amenities of occupiers in accordance with Policy GP8 and Annex I.

As outlined elsewhere in this report the access would be through the school building, which would be unsatisfactory as a standalone unit of residential accommodation but is considered reasonable as accommodation integral to the main school use. It is noted that the accommodation is accessed via a staircase only, which would not alter as a result of the development. This would likely preclude access for wheelchair users however, the staircase would offer access by ambulant disabled. The existing building presents some barriers to accessibility for people of all ages and abilities but unit layout could also be adapted at a later date to meet the changing needs of occupiers and in the balance would see an underused part of the building brought back into use. The scheme therefore addresses GP8 criteria f. and g.

Although the scheme does not specifically address cycle/car parking there would be no planning requirement to include car parking through this development. There would be ample opportunity with the larger school site to provide secure and covered cycle parking for occupiers of the flat.

In view of the above it is recommended that permission is granted. A copy of the comments provided by Building Control will be appended to the decision.

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 or sites. The effect on protected buildings at Elizabeth College is considered elsewhere in this report. The development will not have an unacceptable adverse effect on the setting any protected buildings situated outside the site

Date: 20/10/2026