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: Erect 2 signs to west elevation and 1 sign to east elevation (Protected Building).

LOCATION: Creaseys Limited, 15-21 High Street / The Quay, St. Peter Port.

APPLICANT: Creaseys Limited

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: 21/10/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 02/07/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Lyons+Sleeman+Hoare Architects: 18/007/13.005 Rev 02, 006 Rev 04, 007 Rev 04.
Lovell Ozanne: N52-10223-S1-99 Rev D.

Application Ref: FULL/2026/0728

Property Ref: A300110000

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 20/10/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

For the avoidance of doubt, the advertisements to which this permission relates are non-illuminated. Any form of illumination, whether by external or internal means, will require a separate grant of planning permission.

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/2026/0728
Property Ref:	A300110000
Valid date:	02/07/2026
Location:	Creaseys Limited 15-21 High Street / The Quay St. Peter Port Guernsey GY1 2JZ
Proposal:	Erect 2 signs to west elevation and 1 sign to east elevation (Protected Building).
Applicant:	Creaseys Limited

RECOMMENDATION - Grant: Planning Permission with Conditions:

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INFORMATIVES

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OFFICER'S REPORT

Brief Description of the site:

The site known as 'Creaseys' is 15-21 High Street with the west elevation facing High Street and the east elevation facing the Quay. There are attached protected properties to the north and south and the buildings are Protected Buildings. In the Island Development Plan the site is within the Main Centre of St Peter Port, as well as a Harbour Action Area, a Core Retail Area and a Conservation Area.

Relevant History:

FULL/2024/1832 - Internal alterations to north of level 4 (Protected Building) – Approved November 2024.

FULL/2024/1478 - Reinforcement to west elevation and internal alterations (Protected Building) – Approved September 2024.

FULL/2019/1602 - Change of use from financial services (use class 15) and residential flat (use class 2) to general retail (use class 10). Extension including to provide rooftop cafe and terrace and alterations to fenestration, alterations to east (Quayside) shop front (units 15-19) and internal alterations (protected building) – Approved January 2020.

Existing Use(s):

Retail use class 10: general retail.

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:

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

Conclusion/Brief comment:

Initially planning permission was sought to erect three signs to the west elevation (one illuminated) and one sign to the east elevation of this Protected Building.

The application site is within the Old Town Character Area, abuts the Harbours and Marinas Character Area and is visible in the Hillside Town. Shop fronts in this area are predominantly large, single-paned windows framed with timber or metal. Approved signage is generally of applied or painted lettering and is not illuminated. This lack of illuminated signage contributes positively to the character of the relevant parts of the Conservation Area.

Signage to building frontages is relatively minimal within the Harbours and Marinas Character Area, the majority of signage being directional or advisory rather than advertising businesses. Where buildings of the Old Town front on to The Quay signage is more prominent but carefully designed and positioned, typically below the level of first floor windows.

As originally proposed, the high-level sign comprising vertically orientated lettering mounted on a projecting element of the west elevation (facing south) was considered an unduly prominent feature within the Conservation Area. It was considered out of keeping with, and detrimental to, the clean and uncluttered character of the upper elevations of surrounding buildings. Furthermore, the proposed illumination was also considered inappropriate within the Conservation Area and, if permitted, could set an undesirable precedent.

For these reasons, the application was deferred to seek the removal of the high-level sign and all proposed forms of illumination.

Amended drawings now show a significantly reduced signage scheme comprising a single non-illuminated sign centrally positioned on the east elevation above the first-floor windows of the six-storey building, together with two non-illuminated signs located above the entrance doors on the west elevation. The signs comprise individually applied lettering, the scale, design and positioning of which are considered to be in keeping with the character and appearance of the building and the surrounding area.

The non-illuminated signs now advertise the building without drawing unnecessary light pollution to the town centre. Without the illumination the proposals are considered to achieve a good standard of design. The scale and massing of the new signage is not considered to have a detrimental effect on the character and amenity of the surrounding conservation area, nor will it have any impact on either of the immediate neighbours.

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: 19/10/2026