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: Variations to previously approved plans for alterations to vehicle access and erect gates, erect fencing to south-west roadside boundary and alterations to landscaping (Revised) (Protected Building) - Relocate pillars, change in design and material of gate, erect planter, erect wall to south-east boundary and associated works (Retrospective).

LOCATION: Belvedere House, Rue De Belvedere, Fort George, St. Peter Port.

APPLICANT: Tazinda 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: 16/07/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 27/05/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: The Drawing Room: 246/G1R & L2H

Application Ref: FULL/2026/0865

Property Ref: A41110C000

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 on or before 23/09/2028.

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). In this case, as the application is for variations, the time period corresponds with the original permission under application reference FULL/2025/0111.

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.Notwithstanding the details submitted, this permission is limited to only the works within the pink hatched area as detailed on The Drawing Room plans 246/G1R & L2H.

Reason - To define the permission for the avoidance of any doubt.

5.The permission hereby granted relates only to the variations specified above. In all other respects the development shall be carried out in full accordance with the permission dated 24/09/2025, issued under planning application reference FULL/2025/0111, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variations only.

Expiry Date: This permission will cease to have effect on 23/09/2028 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

States of Guernsey
Planning Service

PLANNING APPLICATION REPORT

Application No:	FULL/2026/0865
Property Ref:	A41110C000
Valid date:	27/05/2026
Location:	Belvedere House Rue De Belvedere Fort George Fort George St. Peter Port Guernsey GY1 2SJ
Proposal:	Variations to previously approved plans for alterations to vehicle access and erect gates, erect fencing to south-west roadside boundary and alterations to landscaping (Revised) (Protected Building) - Relocate pillars, change in design and material of gate, erect planter, erect wall to south-east boundary and associated works (Retrospective).
Applicant:	Tazinda Limited

RECOMMENDATION - Grant: Planning Permission with Conditions:

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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 on or before 23/09/2028.

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). In this case, as the application is for variations, the time period corresponds with the original permission under application reference FULL/2025/0111.

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. Notwithstanding the details submitted, this permission is limited to only the works within the pink hatched area as detailed on The Drawing Room plans 246/G1R & L2H.

Reason - To define the permission for the avoidance of any doubt.

5. The permission hereby granted relates only to the variations specified above. In all other respects the development shall be carried out in full accordance with the permission dated 24/09/2025, issued under planning application reference FULL/2025/0111, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variations only.

OFFICER'S REPORT

Brief Description of the site:

Retrospective planning permission is requested for variations to previously approved plans for alterations to the vehicle accesses and erect gates, fencing and alterations to landscaping (FULL/2025/0111). The variations involve alterations to the secondary entrance including relocating pillars, alterations to the design and materials of the gate, erect planter and erect wall to south-east boundary.

The application site comprises a large, prominent, detached dwelling set in extensive grounds at the northern end of the Fort George estate. The whole of the building and various features around it are protected. The site is located within the St Peter Port Conservation Area and is adjacent to a Site of Special Significance and Area of Biodiversity Importance. The site is Outside of the Centres.

Relevant History:

19/11/2025 - FULL/2025/1252 – Permission granted for alterations to landscaping, driveway areas and hardstanding.

24/09/2025 – FULL/2025/0111 – Permission granted for alterations to vehicle access and erect gates, erect fencing to south west roadside boundary and alterations to landscaping (Revised) (Protected Building).

10/07/2025 – FULL/2025/0902 – Permission granted to erect single storey outbuilding to south boundary (site of a Protected Building).

27/06/2025 – FULL/2025/0500 – Permission granted to erect fencing to north and south boundaries and to east of site (site of a Protected Building).

16/08/2024 – FULL/2024/1175 – Permission granted for variations to previously approved plans to alter ground level and erect retaining wall to create basement light well to east (rear) of property. Alterations to fenestration and internal alterations, install oil tank, erect oil tank/bin enclosure and gates (Protected Building) - Alterations to landscaping scheme including hardstanding drive and parking area.

14/01/2021 – FULL/2020/1253 – Permission granted to alter ground levels and erect retaining wall to create basement light well to east (rear) of property, alteration to fenestration and internal alterations, install oil tank, erect oil tank/bin enclosure and gates (Protected Building).

08/07/2016 - FULL/2016/0845 – Permission granted for conversion of existing 3 apartments to 1 dwelling, demolish existing extensions and erect 1st floor extensions on south east and north west elevations, erect glazed conservatory at rear and install terraces at rear (north east) with garage below and create lightwells to front elevation (Revised scheme) (Protected Building).

Existing Use(s):

Residential

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:

GP1 – Landscape Character and Open Land
GP2 – Sites of Special Significance
GP4 – Conservation Areas
GP5 – Protected Buildings
GP7 – Archaeological Remains
GP8 – Design
GP9 – Sustainable Development
GP13 – Householder Development

Conclusion/Brief comment:

The revised proposal to the secondary entrance is unlikely to have any significant additional adverse effects on the trees, it would conserve the character and appearance of the Conservation Area and would have no significant adverse effects on the setting of the protected building, in accordance with Policies GP4 and GP5.

The proposal is unlikely to have a significant negative or damaging impact on the adjacent Site of Special Significance.

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 recommended that the application is approved.

Recommendation:
Grant with Conditions ☑

Date: 14/07/2026