

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 building from Tourist Information Centre/office to museum/interpretation centre, learning hub and performance/events space (Public Amenity Use class 19: non-residential establishment). Extension to west elevation and associated landscaping and alteration to south.

LOCATION: Guernsey Information Centre, North Esplanade, St. Peter Port.

APPLICANT: Victor Hugo Centre Guernsey

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: 20/08/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 01/07/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: DLM: 1218-1-0200, 0201, 0202, 0203, , 0204, 0700, 0701, 0703, 0704, 1800, 1802, 1803, 1804.

Application Ref: FULL/2026/1058

Property Ref: A411190005

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 commencement of any works involving the temporary removal of internal historic materials or features, including but not limited to floor finishes and internal joinery and electrical fittings, a detailed schedule and method statement shall be submitted to and approved in writing by the Authority. The submission shall include:

- a. A full inventory and photographic record of the items to be removed.
- b. Justification for the temporary removal, including details of the associated works.
- c. A methodology for careful removal, secure storage, and protection of the features during the works.
- d. Details of the proposed reinstatement, including any necessary repairs, conservation techniques, and materials to be used.
- e. A timetable for removal and reinstatement.

All works shall be carried out in accordance with the approved details.

Reinstatement of the removed features shall be completed within three months of the completion of the associated works, unless otherwise agreed in writing by the Authority.

Reason - To ensure that special attention is paid to protecting the special interest of the protected building under Policy GP5 (Protected Buildings) and S34 of the Land Planning and Development (Guernsey) Law, 2005.

5. No development affecting the features specified in this condition shall commence until details are submitted to and approved by the Authority to ensure that precautions are taken to secure and protect the following features during the

building work: The vestibule screen and doors (marked as No.1 on approved drawing 1218-0201) the stair case (marked as No.5 on approved drawing 1218-0201 and No.1 on approved drawing 1218-0201). The agreed measures shall be carried out in full. No such features shall be disturbed or removed temporarily or permanently except as indicated on the approved drawings or without the prior approval in writing of the Authority.

Reason - To ensure that special attention is paid, under Policy GP5 (Protected Buildings) and S34 of the Land Planning and Development (Guernsey) Law, 2005, to protecting specific features of the protected building from damage during the course of works.

6. No materials to be used on the exterior of the extension, ramped/stepped entrance or public square shall be placed on the site until such time as samples of those materials have been submitted to the Authority. Only materials agreed in writing by the Authority shall be used in carrying out the development.

Reason - To secure the satisfactory appearance of the completed development.

7. Prior to any works, excluding demolition, commencing on the public square or main building entrance, large scale details of the access ramp, stone and bronze effect staircases, entrance bridge and planters shall be submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - Full details are required to ensure that the proposals are of satisfactory design and do not have any adverse impact on the protected building or the character of the Conservation Area.

8. Prior to the installation of the roller delivery door and service entrance gate, full details of those features, including the design, materials of construction and finish, shall be submitted to and agreed in writing by the Authority. The works shall be carried out only in accordance with the agreed details.

Reason - Full details are required to ensure that the proposals are of satisfactory design and do not have any adverse impact on the protected building or the character of the Conservation Area.

9. Prior to installation, full details of the solar panels shall be submitted to and approved in writing by the Authority. Prior to the extension hereby approved first being brought into use, the panels shall be installed and made operational in accordance with the approved details.

Reason - In the interests of sustainable development, these features having been proposed to address the requirements of Island Development Plan Policy GP9.

10. a) Prior to the undertaking of any soft landscaping, a landscaping scheme,

including details of ground preparation and planting schedules, noting the species, sizes, numbers and densities of plants, shall be submitted to and agreed in writing by the Authority; and

b) The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of part a) of this condition, in the first planting season following the first occupation of any part of the development or completion of development whichever is the sooner, or in accordance with a programme previously agreed in writing by the Authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

Reason - To ensure the replacement of the existing trees and that the proposals enhance the public realm, setting of the protected building and Conservation Area.

11. This permission does not confer any consent for the erection, installation or display of any external signage. Prior to the installation of any signage large scale details of that signage, including details of illumination if appropriate, along with the precise details of any flags, shall be submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - Full details are required to ensure that any proposed signage is of satisfactory design and does not have any adverse impact on the protected building or the character of the Conservation Area.

12. This permission does not confer any consent for the installation of any external lighting. Prior to the installation of any external lighting large scale details of that lighting shall be submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - Full details are required to ensure that any proposed external lighting is of satisfactory design and does not have any adverse impact on the protected building or the character of the Conservation Area.

Expiry Date: This permission will cease to have effect on 19/08/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

In respect of Condition 11, any proposed signage and, in particular, any illumination of that signage will need to be given careful consideration having regard to the character of the Conservation Area.

In respect of Condition 12, please have regard to the advice relating to External Lighting Schemes found on the Planning & Building Control web page: www.gov.gg/planning_building_permissions.

The application site is located within an area of known archaeological importance and your attention is drawn to the provisions of the Island Development Plan, Annex VIII on Archaeological Assessment. It is desirable that contact be made with the States Archaeologist, Culture & Heritage Service, and to gain advice. The Archaeology team can be contacted on 01481 220729 or 01481 220722 , or mobiles 07781 102219 or 07911 721210.

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/2026/1058
Property Ref: A411190005
Valid date: 01/07/2026
Location: Guernsey Information Centre North Esplanade St. Peter Port
Guernsey GY1 2LQ
Proposal: Change of use of building from Tourist Information
Centre/office to museum/interpretation centre, learning hub
and performance/events space (Public Amenity Use class 19:
non-residential establishment). Extension to west elevation
and associated landscaping and alteration to south.
Applicant: Victor Hugo Centre Guernsey

RECOMMENDATION - Grant: Planning Permission with Conditions:

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Reason - In the interests of sustainable development, these features having been proposed to address the requirements of Island Development Plan Policy GP9.

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b) The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of part a) of this condition, in the first planting season following the first occupation of any part of the development or completion of development whichever is the sooner, or in accordance with a programme previously agreed in writing by the Authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

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INFORMATIVES

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OFFICER'S REPORT

Site Description:

The application building is an early 20th century public building, located prominently along the Town seafront. The site is encircled by roads and parking to the east, south and west and bounds the North Plantation, public open space, to the north.

The site is located within the St Peter Port Main Centre Inner Area, Conservation Area, Core Retail Area and Harbour Action Area as designated within the Island Development Plan and within the Central Esplanades Accessibility Improvement Zone as identified within the St Peter Port and St Sampson Harbour Action Areas Local Planning Brief. It is also located immediately to the south of the Lower Pollet

Regeneration Area, and within the expanded designation for that area as identified within the St Peter Port Regeneration Areas Development Framework.

The whole of the building, together with the boundary walls and railings around the perimeter of the site, is protected. The majority of the buildings located to the west of the site, between the North Plantation road and Le Pollet, are also protected. There are a protected monument and a protected tree located within the North Plantation, PM47 fountain to east boundary and PT34 individual Turkey Oak towards the north boundary. The site is located within a known area of archaeological importance.

Relevant History:

FULL/2014/2523 Alterations and refurbishment of 1st and 2nd floors to provide public meeting rooms and administrative offices (Protected Building). Approved 01/09/2014

FULL/2014/2705 Internal alterations to create additional office space - part ground floor. (Protected Building). Approved 21/11/2014

FULL/2017/0177 Internal reorganisation of first floor office layout (Protected Building). Approved 05/04/2017

Pre-application discussions relating to the current proposals.

Existing Use(s):

Former Guernsey Information Centre and States of Guernsey Offices

Brief Description of Development:

The application proposes the change of use of the former Guernsey Information Centre and public office accommodation (Use class 15), to the Victor Hugo Centre, incorporating a museum/interpretation centre, learning hub and performance/events space (Public Amenity Use class 19: non-residential establishment).

As part of the application the following works are proposed:

- Extension at first and second floor above existing extension to west elevation, finished in large format dark stone cladding wrapped in vertical white extruded aluminium cladding, gravel roof including solar panels;
- Internal alterations at all levels to reorganise layout;
- Replace existing flagpole (south elevation) with 2no new flag poles (Guernsey flag & French flag);
- Form an external landscaped entrance to south of building, including accessible ramp and replacement of existing trees with 6no silver birch;

- Signage:
 - Bronze effect illuminated entrance columns to east of landscaped entrance;
 - Bronze effect circular illuminated 'VH' building signage (upper levels north and south elevations);
 - Notice board display cabinet (south elevation).

The application is supported by a Statement of Significance as well as a Heritage Impact Statement and Site Waste Management Form (including within the Drawing package). A minor departure is requested in respect of Policy MC4(A).

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

MC3:	Social and Community Facilities in Main Centres and Main Centre Outer Areas
MC4(A):	Office Development in Main Centres
MC6:	Retail in Main Centres
MC9(A):	Leisure and Recreation in Main Centres – New
MC10:	Harbour Action Areas
MC11:	Regeneration Areas
GP1:	Landscape Character and Open Land
GP4:	Conservation Areas
GP5:	Protected Buildings
GP6:	Protected Monuments
GP7:	Archaeological Remains
GP8:	Design
GP9:	Sustainable Development
GP18:	Public Realm and Public Art

St Peter Port Regeneration Areas Development Framework
St Peter Port and St Sampson Harbour Action Areas Local Planning Brief

Representations:

None received.

Consultations:

None undertaken.

Summary of Issues:

The principle of change of use;
St Peter Port and St Sampson Harbour Action Areas Local Planning Brief;
St Peter Port Regeneration Areas Development Framework;
Impact on protected buildings;

Design and impacts on the Conservation Area.

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).**

The principle of change of use

The authorised uses of the building comprise the Guernsey Information Centre (now relocated to The Markets), a social and community type use, and offices. The proposed new uses would comprise a mix of social and community and leisure and recreation type uses, with ancillary office elements.

The existing office accommodation was classified as tertiary under the Office Audit 2003, and it is accepted that the accommodation represents an unsatisfactory standard of accommodation. Additional marketing would not therefore be required and the change of use of the office accommodation is accepted as a minor departure to Policy MC4(A) under section 12(2) of the Land Planning and Development (General Provisions) Ordinance, 2007.

The replacement of the existing social and community use with an alternative form of such use (performance/events space and learning hub), and the introduction of a leisure and recreation use (museum/interpretation centre) would be supported under Policies MC3 and MC9(A).

Although falling within the Core Retail Area, Policy MC6 is not directly relevant as there is no standalone retail either as existing or proposed. The proposed use would comprise a complementary function within the Core Retail Area, enhancing the vitality and viability of that area.

The proposals put forward under this application align with the objectives and themes of the St Peter Port and St Sampson Harbour Action Areas Local Planning Brief (LPB), providing complementary uses, enhancing culture, heritage, tourism and leisure, considering sustainability in design and, where possible within the constraints of the site, enhancing accessibility and introducing additional trees. The development would not prejudice the stated aim of improving the wider public realm within which the site sits. The proposals would therefore accord with Policy MC10. The LPB document however highlights the importance of coherent signage and lighting strategies, together with maintenance and enhancement of existing landscaping, and, to ensure a high-quality external appearance, further details of signage, exterior lighting and landscaping should be required by planning condition.

St Peter Port Regeneration Areas Development Framework

The site is located adjacent to, but not within, the Lower Pollet Regeneration Area as designated within the Island Development Plan. The site is however identified within the expanded Lower Pollet Regeneration Area as identified within the St Peter Port Regeneration Areas Development Framework and consideration must be given to that document.

The approach of the Development Framework is one of general positivity to development opportunities provided they are complementary to the character and existing uses of the Regeneration Areas and their function and contribute to bringing people to the central area of St Peter Port. The current proposals align with the vision and objectives of the Framework, diversifying and enriching the experience and long-term attractiveness of Town through the reuse of a landmark building and enhancing the surrounding public realm.

The Framework does highlight that potential redevelopment of the building could consider improving the relationship between the north frontage and the adjacent North Plantation public open space, however such a proposal would require greater reworking of the building's internal spaces, together with external fabric, and would impact on the existing accessible fire escape. The proposals as put forward as part of this application would achieve significant economic, social and other benefits to the regeneration area, outweighing the potential benefits which could be derived from increased connectivity to the north, particularly when taking into consideration the likely associated impacts on building fabric. The omission of such connectivity is not therefore considered an impediment to approving the application.

Impact on protected buildings, monuments and trees

The building at the application site comprises a protected building of significant definite high quality and character and is an exceptional example representing stylistic development. Any proposal must therefore accord with the requirements of Policies GP8, GP5 and GP9b) and have regard to the duties of the Law in respect of protected buildings.

The proposals would result in moderate harm to the special interest of the protected building through selective alteration of historic fabric and insertion of new circulation and accessibility infrastructure. Notwithstanding this, the alterations have been carefully designed to minimise intervention in the most significant elements of the building, retain its principal architectural character and ensure the legibility of historic fabric. The proposal secures the long-term viable use of the building as a major cultural destination, delivers substantial improvements to accessibility, public understanding and appreciation of heritage, and provides significant economic (e.g. tourism), social (e.g. improved accessibility) and other benefits (e.g. regeneration of the immediate and wider area). It is therefore considered that the public benefits of the proposal outweigh the identified heritage harm and that the development complies with the above-mentioned policies and statutory duties in respect of

protected buildings. It is however recommended that conditions be applied to protect special features within the building, and to agree the detailed elements of the internal works.

Further protected buildings are located to the west of the site, on the opposite side of the road. The proposed extensions and alterations would however respect the spacing around those buildings and, as above, would not affect the legibility of the historic town. The setting of those buildings would therefore be respected, in accordance with the above-mentioned policies and statutory duties.

The proposed areas of development are set away from the protected monument and protected tree located within the North Plantation to the north of the site and would not have any adverse impact on those features, in accordance with Policies GP1, GP6 and the statutory duties in respect of protected monuments and trees.

The site is located within an area of known archaeological interest and it is recommended that an informative be added to the decision to bring this to the attention of the applicant.

Design and impacts on the character of the Conservation Area

The application site occupies a prominent position within the St Peter Port Conservation Area, where its significance derives not only from its status as a protected building but also from its contribution to the harbour frontage and North Esplanade streetscape. It also forms part of Tier 1 of the Hillside Town. The existing building forms an important civic landmark and makes a positive contribution to views from North Esplanade, the harbour and North Plantation. Any application would therefore have to meet the requirements of Policies GP4, GP8 and GP9b), and the duties of the Law in respect of Conservation Areas.

The proposal has been carefully designed so as not to substantially alter the principal north, east and south elevations, which are the most publicly visible and architecturally significant components of the building. New development is concentrated on the less prominent western elevation and is contained below the existing ridge line, thereby limiting its visibility within key public views and preserving the established silhouette of the building within the Conservation Area.

The contemporary extension adopts a clearly modern architectural expression which is distinguishable from, yet complementary to, the historic structure, reflecting accepted conservation principles of legibility between old and new. Samples of the proposed external materials and large-scale details of the structures proposed to the building entrance (including the pink concrete ramp and bronze effect staircases and entrance bridge) would however be required to ensure a high-quality finish. The scheme also includes significant enhancements to the public realm through improved accessibility, landscaping, seating, interpretation, cultural activity and greater public engagement with the site. Whilst there will be some alteration to the building's western aspect and the setting immediately surrounding it, subject to

large scale details mentioned above, these changes are not considered to detract from the character or appearance of the Conservation Area. Existing public art will be relocated as part of the proposals and the loss will be compensated for through the creation of a high-quality public building and associated public realm, including replacement of trees.

Signage and, in particular, illumination of such signage and the building in general, can however have a significant impact on the character of a Conservation Area and it is recommended that details of signage and external lighting are reserved for further consideration, enabling a full understanding and assessment of impacts on the Conservation Area.

On balance, subject to the conditions outlined above, it is considered that the development would preserve and, in certain respects, enhance the character, appearance and special interest of the St Peter Port Conservation Area and is therefore consistent with the above-mentioned policies and meets the duties of the Law.

Other matters

Confirmation has been received that the proposed development has been designed to consider matters of flood risk, energy efficiency and current Building Regulations in accordance with Policy GP9. Solar panels are incorporated.

Residential properties in the area are limited to the upper floors of adjacent buildings located to the west of the site and the proposals would not result in significant impact to those properties in accordance with Policies GP8 and GP9.

Conclusion

Overall, the proposal complies with the purposes of the Law, material considerations and relevant planning policies and approval is recommended.

Date: 19/08/2026

