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 section of ground floor from office (Use Class 15) to residential (Use Class 2).

LOCATION: 7 Berthelot Street, St. Peter Port.

APPLICANT: Stone House 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: 26/08/2026

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

Drawing Nos: Courtillet Design - 25.856 05B & 06B.

Application Ref: FULL/2026/1088

Property Ref: A200370000

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 bedsit hereby approved shall not be first occupied until the cycle parking as shown on the approved plan has fully implemented. This area shall be reserved for the parking of cycles thereafter and for no other purpose.

Reason - To encourage the use of bicycles as an alternative to the car.

Expiry Date: This permission will cease to have effect on 25/08/2029 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/2026/1088
Property Ref:	A200370000
Valid date:	07/07/2026
Location:	7 Berthelot Street St. Peter Port Guernsey GY1 1JS
Proposal:	Change of use of section of ground floor from office (Use Class 15) to residential (Use Class 2).
Applicant:	Stone House Properties Ltd

RECOMMENDATION - Grant: Planning Permission with Conditions:

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Reason - To encourage the use of bicycles as an alternative to the car.

OFFICER'S REPORT

Brief Description of the site:

The property known as 'Stone House' is an historic building with extensions to the rear comprising a two storey office with two residential units behind that share a communal roof terrace. The property faces south directly onto Berthelot Street. There is an attached building to the west, with an access to the units behind to the east, and another building beyond. The property is located in the St Peter Port Main Centre and Conservation Area as defined in the Island Development Plan.

Relevant History:

FULL/2025/1360 – Change of use of section of ground floor and first floor levels from office to residential unit – Approved October 2025. Not implemented.

Existing Use(s):

Administrative, financial and professional services use class 15: financial and professional services.

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:

MC2: Housing in Main Centres and Main Centre Outer Areas
MC4(A): Office Development in Main Centres
GP4: Conservation Areas
GP5: Protected Buildings (Setting)
GP8: Design
GP9: Sustainable Development

Conclusion/Brief comment:

This application is to turn the ground floor and part of the rear extension into a bedsit and keep the first floor as office space.

The previous application sought to change the whole building into a two bed maisonette, as this is a smaller change of use and that some of the office space is to be retained, much of the previous assessment is still relevant.

Policy MC4(A) supports a change of use of offices to other uses as long as the office space is below 250sqm. Policy MC2 supports proposals for housing development, provided all other relevant policies are met. The internal space of the unit is approximately 68.3sqm, falling within the requirement to allow for the loss of the office use. The internal space of the bedsit is just over 30sqm, which meets the floor space requirements under Building Regulations for a one person bedsit.

There would be no changes to the front façade of the building and other alterations are limited and discretely located, which would not result in harm to the character of the surrounding Conservation Area. The proposal complies with Policy GP4 in this respect.

The residential unit includes an element of outdoor amenity space in the form of an existing roof terrace which will be used by the office and the proposed bedsit. Although this space is shared and no private amenity space is provided for the bedsit, given the Town Centre location of the property and that other public amenity spaces are situated within walking distance, this is acceptable in this instance.

The proposal includes provision for bicycle storage; however, no on-site car parking is proposed. Notwithstanding this, the site is within easy walking distance of the shops, services and amenities available in the town centre, as well as a number of public car parks and areas of on-street parking. The site also benefits from close proximity to main bus routes, providing convenient access by sustainable modes of transport and reducing reliance on the private motor car.

The proposals are considered to achieve a good standard of design. The changes will provide adequate levels of sunshine and daylight and give the residential occupiers flexible and adaptable accommodation. The arrangement of the living accommodation and fenestration would prevent significant impact on the amenity of the proposed unit from others accessing the shared terrace.

The change of use from office to residential accommodation 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 any 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: 26/08/2026