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 ground floor from Office (use Class 15) to cafe/takeaway (Retail Use Class 11).

LOCATION: Unit 5, 46 Le Bordage, St. Peter Port.

APPLICANT: Mr G Naftel

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 21/09/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Naftel Associates: A251201 PD 10

Application Ref: FULL/2026/1378

Property Ref: A402590005

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:-
Although the submitted information referrs to a ventilation system already being in place, this system must be adequate to meet the requirements associated with the proposed change of use. Please also note this decision relates only to the change of use outlined in the description of the proposal set out above should any additional air handling plant or external alterations to the building be required then these may require a separate grant of planning permission and/or approval under the Building Regulations.

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/2026/1378
Property Ref:	A402590005
Valid date:	21/09/2026
Location:	Unit 5 46 Le Bordage St. Peter Port Guernsey GY1 1BP
Proposal:	Change of use of ground floor from Office (use Class 15) to cafe/takeaway (Retail Use Class 11).
Applicant:	Mr G Naftel

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.

INFORMATIVES

Although the submitted information referrs to a ventilation system already being in place, this system must be adequate to meet the requirements associated with the proposed change of use. Please also note this decision relates only to the change of use outlined in the description of the proposal set out above should any additional air handling plant or external alterations to the building be required then these may require a separate grant of planning permission and/or approval under the Building Regulations.

OFFICER'S REPORT

Brief Description of the site:

The property known as '46 Bordage' is a five storey building which has the top two floor facing south onto Pedvin Street and the lower three floors facing north directly onto Le Bordage. The ground floor, subject of this application, is at present an office. The building has attached neighbours to the east and west, with further offices across the road to the north and residential dwellings across the road to the south. The property is located in the St Peter Port Main Centre and Conservation Area as defined in the Island Development Plan.

Relevant History:

FULL/2026/0121 – Change of use of ground floor from office to retail (use class 10) – Approved February 2026. (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:

MC4(A): Office Development in Main Centres
MC6: Retail in Main Centres
GP4: Conservation Areas

Consultations:

The Office of Environmental Health and Pollution Regulation.
'*Whilst the applicant has stated that a ventilation system is already in place, they must ensure that the system is adequate to meet the requirements associated with the proposed change of use*.'

Conclusion/Brief comment:

Although the submitted drawings identify the existing use of the premises as retail, it should be noted that a previous permission for a change of use to retail was not implemented. Consequently, the lawful use of the ground floor remains as offices (Use Class 15). This application therefore seeks planning permission for the change of use of the ground floor from offices (Use Class 15) to a café/takeaway use (Use Class 11).

Policy MC4(A) supports the change of use of offices to an alternative use whereby the floorspace involved is less than 250sqm. This ground floor unit is just under 62sqm, which is considerably less than 250sqm, and is shown to be detached from the upper floors within the building. The submitted information also shows a number of offices in the area which also remain empty, the majority of which are a similar size or larger.

Policy MC6 states that within the Main Centres, new convenience and comparison retail provision will be supported and encouraged. The property's ground floor front façade is typical of a late 19th century shop front, with large display windows either side of a slightly recessed doorway. None of these details will alter with the change of use.

The change of use will not have any detrimental impacts on the character and appearance of the surrounding conservation area, nor will it have any adverse effects on neighbour amenity.

The proposals are considered to conform to the above policies of the Island Development Plan and grant of permission is recommended, subject to conditions. It is also recommended that an informative be included to reflect the comments raised by OEHPR.

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