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14 SEP 2022

PLANNING SERVICE

14 SEP 2022

SAP Code: 250060 / DP2123



Development &
Planning Authority

Sir Charles Frossard House
La Charroterie
St. Peter Port Guernsey
GY1 1FH

Tel: (01481) 226200
www.gov.gg
planning@gov.gg

APPLICATION FOR PLANNING PERMISSION

THE LAND PLANNING AND DEVELOPMENT
(GUERNSEY) LAW, 2005 – AS AMENDED

Please complete in black ink using block capitals (2 copies of form and 4 copies of plans, etc to be submitted)
Professional agents to submit 2 copies of the application form (1 electronic) and 4 copies of plans, etc (1 electronic).

For all applications, complete pages 1 & 2 of the form.

For all non-householder applications, please also complete pages 3 & 4 of the form.

APPLICANT'S DETAILS		AGENT'S DETAILS	
A	Name: Hand Picked Hotels	Name: Terra Firma	
	Address: The Old Library, The Drive, Sevenoaks, Kent	Address: 4th Floor, Royal Chambers St Julians Ave. St Peter Port	
	Postcode: TN13 3AB	Postcode: GY1 3RE	
	Tel: 01732 471000	Tel: 01481 754675	
	Email: smiller@handpicked.co.uk	Email: ben.morris@terrafirma.com	
		Ref:	

APPLICATION SITE	
B	Address: Hotel Ziggurat, 5 Constitution Steps, St Peter Port
	Postcode: GY1 2PN Cadastre ref (if known):
	Site Area in either verges/acres/hectares/square metres:

PROPOSED DEVELOPMENT	
C	Is this application for: Planning Permission <input checked="" type="checkbox"/> Outline Permission <input type="checkbox"/> Reserved Matters <input type="checkbox"/>
	Description of the proposal, including any change of use: Proposed Temporary Change of Use from Serviced Visitor Accommodation to Staff Accommodation
	Has the proposal been the the subject of pre-application discussion with the Authority? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	If yes, reference : / / . Case officer's name:
	Does the proposal require an Environmental Impact Assessment? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Has the development already commenced? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

FEES			
D	CATEGORY	NUMBER OF	FEE PER ITEM
	13A	1	320
	TOTAL(£)		320
Total Floor area of new building or extension (if roofspace, divide that floor area by 50%):			Sqm
BACS Reference:		Fee enclosed: Yes <input type="checkbox"/> No <input type="checkbox"/>	

E TREES AND HEDGES

Does the proposal involve the removal of trees or hedges? Yes No

If Yes, please confirm that all trees/hedges to be removed AND all trees/hedges to remain have been indicated on the block plan:

Are any trees directly affected by or close to the proposed development subject to a Tree Protection Order (TPO)? Yes No

Reference Number of TPO: _____

If Yes, please confirm that the submitted plans identify all protected trees affected by or close to the proposed development and all works to trees and roots.

F PROTECTED BUILDINGS/MONUMENTS

Does the proposal involve works to a Protected Building/Monument? Yes No

If yes, please confirm that the submitted plans show full details of all proposed internal and external alterations/works and a statement to demonstrate that the special interest of the building has been considered at the outset.

G DEMOLITION

Are any buildings/structures (including walls) to be demolished? Yes No

If yes, please confirm that the submitted plans clearly indicate all buildings/structures to be demolished.

H PEDESTRIAN AND VEHICULAR ACCESS & PARKING

Does the proposal involve alteration to or creation of a new vehicle access/ pedestrian access/car parking? (delete as appropriate): Yes No

If yes, please confirm that the submitted plans clearly indicate all alterations to or creation of new access/car parking.

I MATERIALS

Please confirm that all external materials (existing & proposed) including boundary treatments and hard surfaced areas are shown on the submitted plans.

Please confirm that a statement has been included to address the Sustainable Development matters and the Waste Management issues set out in Policy GP9 of the IDP, as appropriate.

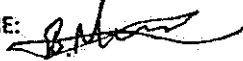
J STATEMENT

I am the owner of the site

I have the written consent of the owner(s) of any part of the land to make this application

I have made all reasonable enquiries to identify the owner and obtain consent (Please provide evidence)

I/we hereby apply for planning permission, as described in this form and the accompanying plans/drawings, in accordance with the relevant legislation. I/we declare that to the best of my/our knowledge, all the particulars in this application are correct. I/we agree that any information given in this application may be disclosed to relevant Committees of the States of Guernsey, made accessible to the public, published in the local media and on the States of Guernsey website.

SIGNATURE: 

NAME (Print): Ben Morris

Date: 28/06/2022

Company Name (if applicable) Terra Firma

For all non-householder applications please complete Sections K-N.

RESIDENTIAL DEVELOPMENT			
K		Existing Units	Proposed Units
	• Dwelling houses		
	• Flats		
	• Sheltered Housing		
	• Specialised Housing		
	• Other Housing		
		Existing No of people	Proposed No of people
	• Multiple occupation		
AFFORDABLE HOUSING			
L	Does Development Plan Policy GP11 (Affordable Housing) apply?		Yes <input type="checkbox"/> No <input type="checkbox"/>
	If yes, please confirm details of provision (land or units) are included		<input type="checkbox"/>
	If unable to comply, please confirm reasons and viability assessment included		<input type="checkbox"/>
OTHER DEVELOPMENT			
M	GIFA = Gross Internal Floor Area	Existing GIFA m2	Proposed GIFA m2
	• Retail convenience		
	• Retail other		
	• Food/drink		
	• Offices		
	• Industry/Storage & Distribution		
	• Sport/Recreation/Leisure		
	• Education/Community/Health		
	• Agriculture/Horticulture		
	• Infrastructure/Harbour/Airport		
		Existing bed spaces	Proposed bed spaces
	• Visitor Accommodation – Serviced	14	
	• Visitor Accommodation – Non-serviced		
	• Staff accommodation	2	16
	Existing GIFA m2	Proposed GIFA m2	
• Other Use (please specify)			
PARKING PROVISION			
N		Existing spaces	Proposed spaces
	• Car		
	• (of which disabled)		
	• Motorcycle		
	• Bicycle		

CHECKLIST (Please tick boxes) or indicate n/a

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ALL PLANNING APPLICATIONS MUST INCLUDE THE FOLLOWING INFORMATION;
Please see the guidance notes, PN2 Making a Planning Application, for more details

Application Forms x2	<input checked="" type="checkbox"/>
Site Location Plan x 4	<input checked="" type="checkbox"/>
Block Layout Plan x 4	<input checked="" type="checkbox"/>
Drawings x 4	<input checked="" type="checkbox"/>
Fee - See Fees for Planning Applications	<input checked="" type="checkbox"/>

A NUMBER OF OTHER ITEMS MAY BE REQUIRED, DEPENDING ON THE PROPOSAL;

<p>Sustainable Checklist – a proportional response to IDP policy GP9 A brief written statement addressing the policy text should be submitted. As a minimum for small extensions to dwelling houses this should confirm that the design, including insulation, drainage, water efficiency, materials, waste storage and disposal and the conservation of fuel and power, also meets the current Building Regulations.</p>	<input type="checkbox"/>
<p>Waste Management Plan – for more significant applications, including demolition. Guidance is being drawn up on how to meet the requirements of IDP Policy GP9.</p>	<input type="checkbox"/>
<p>Construction and Environmental Management Plan (CEMP) for larger developments where construction work has the potential to cause disturbance to neighbouring properties during the construction period.</p>	<input type="checkbox"/>
<p>Dower Units – details of relationship between dower and principal dwelling. See Planning Advice Note No1 – Dower Units.</p>	<input type="checkbox"/>
<p>Traffic Impact Assessment (TIA) – See the Supplementary Planning Guidance on Parking Standards and Traffic Impact Assessment, section 9 for more guidance.</p>	<input type="checkbox"/>
<p>Affordable Housing viability – where affordable housing requirements of policy GP11 are not to be complied with, an explanation must be provided. See the Supplementary Planning Guidance on Affordable Housing, section 10 for more details.</p>	<input type="checkbox"/>
<p>Visitor viability – where change of use of visitor accommodation is proposed See Supplementary Planning Guidance on Change of Use of Visitor Accommodation to Non-Visitor Accommodation Use, for more guidance.</p>	<input checked="" type="checkbox"/>
<p>Telecommunications Certificate – A radiation certificate should accompany any applications for mobile phone masts.</p>	<input type="checkbox"/>
<p>Statement of Significance – For work to Protected Buildings.</p>	<input type="checkbox"/>
<p>Survey Plans – Required for work to Protected Buildings and conversions.</p>	<input type="checkbox"/>
<p>Agriculture Priority Areas – Report on suitability of land for farming purposes.</p>	<input type="checkbox"/>

Please submit 2 copies of this completed form, together with the required sets of plans and other supporting information to: The Office of the Development & Planning Authority, Sir Charles Frossard House, La Charroterie, St. Peter Port, Guernsey, GY1 1 FH.

When processing your personal data the Development & Planning Authority complies with the Data Protection (Bailiwick of Guernsey), Law 2017. If you would like to see further information about how we process your personal data, please visit www.gov.gg/dp