

## Assistant Minister for the Environment

**Schedule of reasons for refusal:** 31 – 41 Broad Street and, 19 – 29 Commercial Street, St Helier

**Planning permission:** P/2022/0388

**The Assistant Minister for the Environment hereby maintains the refusal of planning permission reference P/2022/0388, with varied reasons for refusal as follows:**

1. The height of the proposed development along the Commercial Street frontage would significantly exceed the four, or exceptionally four and a half, storey height range guidance for the town centre character area in the supplementary planning guidance note - St Helier design guidance (July 2023). This element of the proposed building, which would be regarded as constituting a tall building for the purposes of applying Policy GD7 – Tall buildings - of the bridging Island Plan, does not relate well to the form, proportion, composition, scale and character of surrounding buildings and would detract from the townscape character of the area.

Accordingly, the proposal is contrary to the provisions of policies GD6 and GD7 of the bridging Island Plan and it also fails to adhere to guidance offered in the adopted supplementary planning guidance note - St Helier design guidance (July 2023).

2. The significant scale and height of the proposed development along the length of the Commercial Street frontage, in juxtaposition with the relatively narrow width of Commercial Street, would be overbearing and oppressive and of detriment to the amenity and character of the street.

Accordingly, the proposal is contrary to the provisions of policies SP3, GD1, GD6 and GD7 of the bridging Island Plan and it also fails to adhere to guidance offered in the adopted supplementary planning guidance note - St Helier design guidance (July 2023).

3. The proposed development, along the length of the Commercial Street frontage, fails to make a positive contribution to the local character and distinctiveness of the place as it does not successfully respond to its context to ensure the enhancement of identity, character and the creation of a durable and safe sense of place.

Accordingly, the proposal is contrary to the provisions of policies SP3, SP4, GD1 and GD6 of the bridging Island Plan.

END