Knowsley Council

DEPARTMENT OF REGENERATION AND DEVELOPMENT
TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

LISTED BUILDING CONSENT
Application No: 00/00832/LBC

Name and address of applicant
Peter Critchley
Tarbock Hall
Ox Lane
Tarbock Green
Knowsley
L35 1QA

Name and address of agent

Date of Receipt: 22.12.2000

Date Valid: 24.01.2001

Address/Location Of Development

Tarbock Hall Ox Lane Tarbock Green Knowsley L35 1QA

Nature And Particulars Of Application

LISTED BUILDING CONSENT FOR CONVERSION OF GRAIN BARN TO FORM GOLF CLUBHOUSE, TOGETHER WITH CONSTRUCTION OF CAR PARKING AREA

The Council of the Metropolitan Borough of Knowsley hereby give notice in pursuance of the above Act (s) that Listed Building Consent has been **granted** for the carrying out of the works referred to above in accordance with the application and plans submitted subject to the following condition(s):

1. The development must be begun not later than the expiration of five years beginning with the date of this permission.

   Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. Details of the treatment of all new openings to the converted building shall be submitted to, and agreed in writing by, the Local Planning Authority prior to commencement of those works. The works shall thereafter be implemented in accordance with the approved details.

   Reason: To protect the character and appearance of those buildings as referred to in Policy En10 of the Knowsley Unitary Development, adopted June 1998.

3. Notwithstanding the details of the proposed window and door openings on the proposal elevational drawings, prior to any development commencing additional proposed drawings shall be submitted to and approved in writing by the Local Planning Authority relating to a reduction in the number of new openings in the proposed clubhouse. The works shall thereafter be implemented in accordance with the approved details.

   Reason: Due to the location of the site within the Green Belt, in the interests of visual amenity as referred to in Policy En10 of the Knowsley Unitary Development, adopted June 1998.

4. Samples of all materials to be used for repairs or alterations to the external fabric of the building to be converted shall be submitted to, and agreed in writing by, the Local Planning Authority prior to use; these shall include roofing slates and tiles; stone, bricks and lintels for use in the walls; timber and finishes for joinery; cast iron rainwater goods and roof lights. The works shall thereafter be implemented in accordance with the approved details.

   Reason: To protect the character and appearance of those buildings as referred to in Policy En10 of the Knowsley Unitary Development, adopted June 1998.

5. The method and mix for pointing of stonework and brickwork shall be agreed in writing beforehand with the Local Planning Authority. The works shall thereafter be implemented in accordance with the approved details.

   Reason: To ensure the appropriate type of pointing is used to protect the buildings as referred to in Policy En10 of the Knowsley Unitary Development, adopted June 1998.

6. No alterations shall be undertaken to any of the roof trusses and roof structures without the prior written agreement of the Local Planning Authority.

   Reason: To ensure the conservation of these important internal features as referred to in Policy En10 of the Knowsley Unitary Development, adopted June 1998.

7. Prior to the commencement of the works hereby granted consent, full details shall be submitted to and approved in writing by the Local Planning Authority relating to the design and location of the proposed barn owl lofts within the grain barn. The works shall thereafter be implemented in accordance with the approved details.

   Reason: To define the permission to protect existing nature conservation interests as referred to in Policy En10 of the Knowsley Unitary Development, adopted June 1998.

EXPLANATORY NOTE – REASON(S) FOR THE GRANTING OF LISTED BUILDING CONSENT

The decision to grant Listed Building Consent has been taken having regard to the policies and proposals in the Knowsley Unitary Development Plan (adopted June 1998) and the First Deposit Draft Unitary Development Plan (October 2003) as set out below, and to all relevant material considerations including supplementary planning guidance:-

G1 - Definition and Permanence of the Green Belt
G2 - Development in the Green Belt
G6 - Conversion of Buildings in the Green Belt to Other Uses
G8 - Diversification of the Rural Economy
G12 - Recreational Uses in the Green Belt
EN10 - Protection and Improvement of Listed Buildings
EN19 - Footpaths, Bridleways and Cycleways
EN20 - Protection of Sites of Biological, Ecological and Geological Importance
EN24 - Landscape Opportunity Areas
EN25 - Protection and Improvement of Trees and Woodlands During Development
T12 - Parking Standards

REVISED DRAFT REPLACEMENT PLAN POLICIES

G2 - Development within the Green Belt
G3 - Landscape Character and Amenities of the Green Belt
G7 - Conversion/Change of Use of Existing Buildings in the Green Belt
DQ1 - Design Quality in New Development
DQ7 - Listed Buildings
ENV8 - Protection of Habitats and Designated Sites
ENV9 - Protection of Species

REGIONAL SPATIAL STRATEGY - KEY POLICIES

DP1 - Economy in the Use of Land and Buildings
DP3 - Quality in New Development

This informative is only intended as a summary of the reason(s) for the granting of Listed Building Consent. Should you require any further details relating to the decision please contact the relevant case officer (Jane Gowing on 0151 443 2316)

[redacted]

cl **Director Of Regeneration And Development**

Date: 15.12.2004