

<u>APPLICATION NO:</u>	26/00152/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Halewood South	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	Eagle And Child PH, Church Road, Halewood		
<u>PROPOSAL:</u>	REPLACEMENT OF 2NO. WINDOWS TO FRONT ELAVATION AND 2NO. WINDOWS TO A SIDE ELEVATION		

Site Description

The application relates to the Eagle and Child Public House located on the corner of Church Road and Court Avenue within the Halewood Conservation Area. The site is prominent within the street scene and conservation area, and the pub building is set back from the highway with a car park and outdoor seating between, to the front of the pub building. The car park extends to the eastern side of the pub. There is a planted strip area on the Court Avenue side of the northern boundary of the site. Approximately 80m to the north east of the public house boundary is the southeastern boundary of the grounds of St Nicholas's Church, a Grade II listed building. Between the southeastern boundary of the church and the public house boundary lies Court Avenue carriageway and housing.

Proposal

The proposed works comprise the replacement of four existing ground floor timber framed windows on the front (southwest) and side (northwest) elevations of the public house building. The replacement windows would introduce a consistent two-light, two-pane timber framed design with a single side-hung casement. A casement window is a window that is hinged at the side and opens inwards or outwards. The replacement windows would be in the same locations as the existing windows and of similar size.

Consultations

Conservation & Design Officer - No objections.

Halewood Town Council - No comments received.

Representations

This application has been publicised by letters sent to 17 neighbours. It has also been advertised by Site Notice and a Press Notice. No representations have been received.

Planning History

21/00657/FUL - ALTERATION OF EXISTING BOUNDARY TREATMENTS TO CHURCH ROAD TO PROVIDE TIMBER OVERCLADDING OF EXISTING CONCRETE POSTS INCLUDING THE BLOCKING UP OF SECONDARY VEHICULAR ACCESS WITH 1.0 M HIGH INFILL TIMBER FENCING TOGETHER

WITH THE ERECTION OF 1.1M HIGH TIMBER FENCING TO CHURCH ROAD/COURT AVENUE. Granted: 24.07.2023.

21/00656/FUL - EXTENSION TO EXISTING OUTDOOR SEATING AREA, FIXED SEATING AND LAYING OF NEW SURFACE; ERECTION OF EXTERNAL BAR, PERGOLAS AND COVERED WALKWAY; NEW FENCING TO OUTDOOR SEATING AREA AND SERVICE YARD; ERECTION OF 3.45M HIGH TIMBER POSTS TO ACCOMMODATE EXTERNAL LIGHTING; AND LAYING OF NEW SURFACE TO OVERSPILL CAR PARK AND ERECTION OF 1NO. ASSOCIATED FLOODLIGHT. Granted: 13.12.2021.

02/00442/ADV - NEW SIGNAGE SCHEME (REMOVAL, REPLACEMENT AND RETENTION OF SIGNAGE TO PUBLIC HOUSE). Granted: 13.08.2002.

01/00148/FUL - ERECTION OF SINGLE STOREY EXTENSION AND LINKWAY TO REAR OF BUILDING TO HOUSE REFRIDGERATION UNIT. Granted: 12.06.2001.

00/00167/FUL - ERECTION OF GROUND FLOOR EXTENSION TO REAR OF PREMISES TO FORM DINING AREA AND TOILET ACCOMMODATION. Granted: 14.06.2000.

98/00296/ADV - RETENTION OF VARIOUS SIGNS. Granted: 20.07.1998.

98/00181/APP - EXTENSION OF EXISTING HARDSTANDING AND CONSTRUCTION OF. Granted: 16.06.1998.

93/00175/ADV - RETENTION OF EXTERNALLY ILLUMINATED SIGNAGE. Granted: 07.01.1994.

93/00054/FUL - ERECTION OF FRONT PORCH, CONSTRUCTION OF EXTERIOR STEEL FIRE ESCAPE. Granted: 30.09.1993.

K/APP/10958 - ERECTION OF 2 NO LANTERNS 1 NO AMENITY BOARD 1 NO WALL BOARD 1 DOUBLE LEGGED GANTRY SIGN 1 NO NEON SIGN ALL ILLUMINATED AND 1 NO MENU BOARD AND 1 SET OF LETTERS NON-ILLUMINATED. Granted: 25.07.1988.

K/APP/3042 - FLOODLIGHTING OF BOWLING GREEN SURFACE. Granted: 30.06.1978.

K/APP/1937 - ILLUMINATED SYMBOL SIGN. Refusal: 04.05.1977.

K/APP/1359 - NEW COCKTAIL BAR AND TOILETS. Granted: 13.05.1976.

K/APP/2104 - 2 ILLUMINATED FASCIA BOX SIGNS. Granted: 04.05.1977.

K/APP/951 - EXTENSION TO CLUBHOUSE TO FORM BAR AND BOTTLE STORE. Granted: 20.11.1975

Relevant Policy

Paragraph 11 of the National Planning Policy Framework (NPPF) states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or

out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The development plan in Knowsley comprises the Saved Policies of the Replacement Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application.

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

CS20 - Managing the Borough's Historic Environment

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

DQ5 - Development in Conservation Areas

H5 - Development within Primarily Residential Areas

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Assessment

The application relates to a public house in a primarily residential area and a conservation area. Public houses are typically found in primarily residential areas and works to such are acceptable in principle subject to amenity and highways considerations and policy compliance.

Visual Amenity Issues

The proposal is to replace windows, with the replacement windows being in the same locations and of the same dimensions. The side elevation replacement windows would therefore have dimensions of 1.45m x 0.96m and 1.5m x 1m with the replacement front elevation windows having dimensions of 1.55m x 0.99m and 1.26m x 0.97m. The replacement windows would reflect the style and proportions of the windows on the principal frontage, introducing a more consistent appearance across the property. The proposal would as a result slightly improve the appearance of the property and would not be detrimental to the visual amenities of the area.

The application would comply with Policy CS2 and CS19 of the Core Strategy and Saved Policy H5 of the UDP. Policy CS2 requires planning applications to recognise enhance local character and promote quality of place by protecting and enhancing the historic environment and promoting good quality design and ensuring that a development respects its setting. Policy CS19 requires proposals to enhance the local distinctiveness and identity of places, integrate positive characteristics of immediate surroundings, including local materials, scale, and form and to complement and enhance features of local importance and historic interest. Saved Policy H5 requires proposals within Primarily Residential Areas not to adversely affect the character or street scene of the area.

Conservation Issues

The Conservation Area Appraisal identifies the building as making a positive contribution to the character and appearance of the Conservation Area. The existing windows vary in style, form, and detailing. The existing window to the southwest elevation of the extension comprises a modern single-light casement, whilst the existing window to the northwest elevation of the extension comprises a three-light timber casement with heavy glazing bars. The existing window to the northwest side elevation of the main building comprises an altered two-light casement with differing glazing patterns; the existing window to the principal southwest elevation comprises a traditional two-light side-hung casement with central horizontal glazing bars.

The existing windows proposed for replacement currently appear inconsistent with the established character and detailing of the building, and their replacement with windows that are consistent with most existing windows on the front elevation would improve the overall cohesion and appearance of the property and consequently have a very modest beneficial impact upon the character of the public house. It is considered that due to the very minor works proposed the impact on the larger Conservation Area would be diluted and consequently the impact on the Conservation Area would be neutral.

Having regard to the limited nature of the proposal, it is considered that the proposed works would not result in any harm to the setting of the Grade 2 Listed Building, St Nicholas's Church, given the distance from the building and the housing and carriageway between.

It is considered that the proposal would not cause any discernible level of harm or loss of significance to the Conservation Area or listed building. Policy CS20 of the Core Strategy requires that proposals should preserve or enhance the borough's historic and architectural assets, including Conservation Areas and require preservation of the local distinctiveness and character of historic assets through sensitive design of new development. Saved Policy DQ5 of the UDP requires proposals within a Conservation Area to preserve or enhance the character or appearance of the Area. The proposal therefore complies with Policy CS20 of the Core Strategy and Saved Policy DQ5 of the UDP.

Conclusion

The proposal for the replacement of four windows of the public house within the Conservation Area is modest in scale and acceptable in both visual amenity terms and impact on the Conservation Area and would bring greater cohesion to the fenestration of the building. The application complies with national and local planning policies and is recommended for approval.

Recommendation

That planning permission be granted subject to the following conditions:

- 1) The development must be begun not later than the expiration of three 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 (as amended).

- 2) The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
31/03/2026	3271 EAC-1.02	A	SITE PLAN
31/03/2026	3271 EAC-1.03	A	LOCATION PLAN
14/04/2026	3271 EAC-2.11	A	EXISTING AND PROPOSED ELEVATIONS

Signed Case Officer¹: Lee Osborne

Signed Authorising Officer²: Jo Sheridan

Date: 17/07/2026

¹ I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

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