



Knowsley Council

**REGENERATION AND ECONOMIC
DEVELOPMENT DEPARTMENT**

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990**

LISTED BUILDING CONSENT

Application No: 24/00555/LBC

Name and address of applicant

Archdiocese of Liverpool
Croxteth Drive
Sefton Park
Liverpool
L17 1AA

Name and address of agent

C/O PKL Chartered Building Consultancy
17 Brookside Avenue
Eccleston
St. Helens
WA10 4RN

Date of Receipt: 16 October 2024

Date Valid: 27 January 2025

Address/Location Of Development

Presbytery
1 West Street
Prescot
Knowsley
L34 1LE

Description of Development

'ESSENTIAL RENOVATION WORKS TO THE ROOF AND DORMER.'

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 three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1 and the agreed schedule of works, which for the avoidance of doubt are as follows:
 1. Existing stone copings to this gable have been over clad with lead. Lead to be removed and condition of coping stones to be assessed on site. Coping stones to be reinstated once roof works has been completed. Replacement copings to be like for like if required,
 2. Existing battens and felt to be removed and taken away from site. New breathable membrane and treated battens to gauge to be installed before slates are re-fixed,
 3. Existing roof light to be removed and replaced with a Roof Maker conservation roof light to match existing,
 4. All lead flashing around chimney stacks to be a minimum of code 4 lead,
 5. Chimneys to be assessed on site. Allow for re-pointing of brickwork and check condition of any chimney pots,
 6. Dormer flat roof to be stripped and replaced with code 5 lead as existing,
 7. Dormer cheeks & front to be replaced with code 5 lead or similar approved,
 8. Slates to be taken off and stored safely for re-slatting. Slates to be checked and damaged slates to be replaced,
 9. Ridge tiles to be taken off & stored safely before re installing once the roof tiles, battens and felt has been replaced,
 10. Dormer window to be replaced 'like-for-like' in timber painted off-white (RAL 070 90 05),
 11. Existing kneelers' condition to be assessed on site and repaired where necessary.

Reason: For the avoidance of doubt.

3. The development hereby permitted, shall only be carried out in accordance with all of the recommendations for mitigation and compensation outlined in sections 6.0-6.22 of the Bat Survey Report, Tyrer Ecological Consultants Ltd, August 2025, Project Reference: PR-25-0130, date received 26.08.2025, which details the methods for maintaining the conservation status of common pipistrelle, unless otherwise approved in writing by the Local Planning Authority or varied by a European Protected Species Licence subsequently issued by Natural England.

Reason: For the avoidance of doubt, to safeguard protected species and to comply with Policy CS8 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
15/09/2025	-	-	COPING STONE AND SLATE STATEMENT AND SAMPLES. MORTAR SPECIFICATION.
27/01/2025	A2.3	REV A	GROUND FLOOR, FIRST FLOOR & ROOF PLAN AS PROPOSED

27/01/2025	A1.0	A1	LOCATION PLAN
01/04/2025	A2.4	REV A	SITE PLAN AS PROPOSED
01/04/2025	A2.2	REV A2	SOUTH & EAST ELEVATIONS AS PROPOSED
01/04/2025	A2.1	REV A2	NORTH & WEST ELEVATIONS AS PROPOSED

REASON(S) FOR THE GRANTING OF PLANNING PERMISSION

The decision to grant planning permission has also been taken having regard to the policies and proposals as set out below, and to all relevant material considerations including supplementary planning guidance :-

CS2 - Development Principles

CS8 - Green Infrastructure

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

KNOWSLEY LOCAL PLAN: CORE STRATEGY

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 (Reece Black on 0151 443 5040)

- 1 All bat species are designated and protected as European Protected Species (EPS). EPS are protected under the Conservation of Habitats and Species Regulations 2017. It is an offence under the Wildlife and Countryside Act 1981 to intentionally or recklessly disturb bats while they occupy a structure or place used for shelter or protection and an offence to obstruct access to a place of shelter or protection. Should during works bats be found around or within the building, works shall stop and the advice of a qualified ecologist must be sought.



Executive Director - Regeneration and Economic Development

Date: 23 October 2025

IMPORTANT NOTES FOR YOUR ATTENTION:

1. This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, bylaw, order or regulation.
2. This permission refers only to those plans submitted as part of the Planning Application a copy of which is retained by the Local Planning Authority. The Local Planning Authority should be contacted in writing if it is proposed to amend these plans in any way as a further permission, may be required.
3. If a Building Regulations Consent is required for these works it is your responsibility to ensure that the plans submitted for both the Building Regulations Consent and Planning Permission are the same in all respects. Should the plans relating to one consent vary from the other, it will be necessary for you to submit amended plans to this Department and obtain the relevant approval(s) prior to commencing any works.
4. **Listed Buildings:** It is a criminal offence to undertake works to a listed building, which affect its special architectural or historic interest without first obtaining Listed Building Consent and complying with any associated conditions. If you are in any doubt about how this may affect you please contact us before starting any work.

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.*
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.