



Knowsley Council

**REGENERATION AND ECONOMIC
DEVELOPMENT DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

REFUSAL OF PLANNING PERMISSION

Application No: 25/00221/FUL

Name and address of applicant

Mr Chris O'Hare
222 Knowsley Lane
Huyton
Knowsley
L34 4AH

Name and address of agent

Revival Architecture Ltd
Unit 203
67-83 Queens Dock Business Centre
Norfolk Street
Liverpool
L1 0BG

Date of Receipt: 24 March 2025

Date Valid: 3 April 2025

Address/Location Of Development

**222 Knowsley Lane
Huyton
Knowsley
L34 4AH**

Nature And Particulars Of Application

**ALTERATIONS TO FRONT BOUNDARY TREATMENTS COMPRISING OF
INSTALLATION OF METAL GATES AND RAILINGS**

The Council of the Metropolitan Borough of Knowsley hereby give notice in pursuance of the above Act(s) that Planning Permission has been **refused** for the carrying out of the development referred to above for the following reasons:-

1. The proposed development due to its siting, form and scale would result in a negative impact on the setting of a Listed Building in that the modern design with tall piers with short length of railings between and wall and piers of modern brick appears out of context within the significant view of otherwise historic sandstone walls, which are very low to the south perimeter, and mature hedgerows and verdant gardens and backdrop which frame the listed building and which provide a positive element to its significance amongst the wider setting of cumulative modern development which itself has taken front boundary treatment design cues from the historic buildings. As such the proposal would be contrary to CS2, CS19, CS20 of the Knowsley Local Plan Core Strategy adopted January 2016, the NPPF (Paragraph 212) and s66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The proposed development would be an anomalous feature in the street scene uncharacteristic of this stretch of Knowsley Lane which features (other than the school site opposite) low level walls, hedgerows and railings and verdant gardens. As such the proposal would be detrimental to the visual amenity of the street scene of the stretch of Knowsley Lane and conflict with Policies CS2 and CS19 of Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

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.



Executive Director - Regeneration and Economic Development

Date: 29 July 2025

IMPORTANT NOTES FOR YOUR ATTENTION:

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.
- As this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks 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.