

APPENDIX



Flood map for planning

Your reference

St John's House, L36 0XP

Location (easting/northing)

344749/390044

Created

25 Jul 2022 17:05

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2021 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>



Environment
Agency

Flood map for planning

Your reference

St John's House, L36 0XP

Location (easting/northing)

344749/390044

Scale

1:2500

Created

25 Jul 2022 17:05



Selected point



Flood zone 3



Flood zone 3 areas
benefitting from flood
defences



Flood zone 2



Flood zone 1



Flood defence



Main river



Water storage area



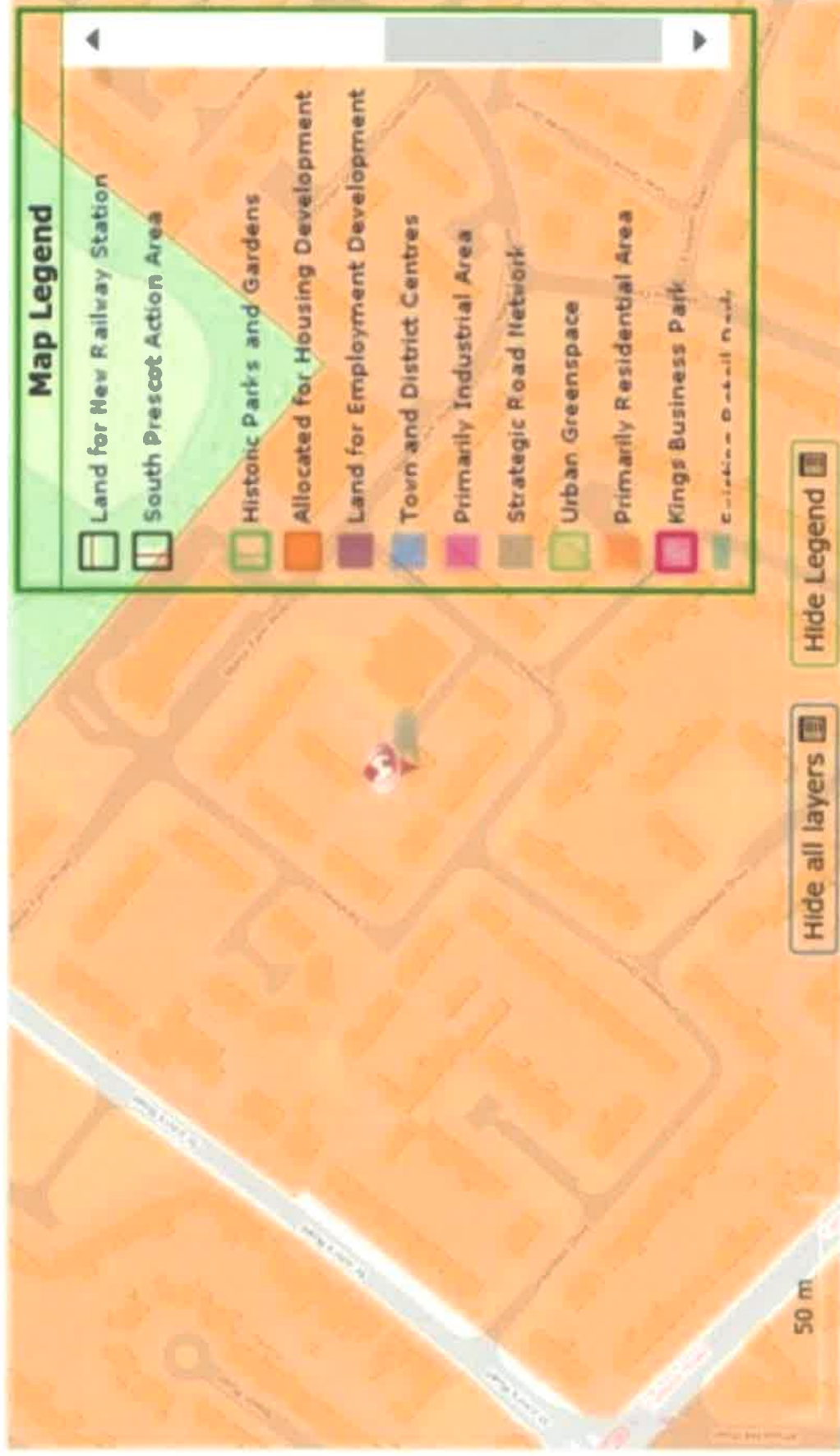
0 20 40 60m

Page 2 of 2

L36 OXP

Search for address 

Map Help  (/Home/mapHelp)



Hide all layers 

Hide Legend 

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. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to condition, he may appeal to the Secretary of State for the Environment in accordance with section 78 of the Town and Country Planning Act 1990 within six months of the date of this notice. (Appeals must be made on a form, which is obtainable from the Planning Inspectorate). See address below. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.
5. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the secretary of state for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted he may serve on the Council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
6. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and country Planning Act 1990.

Appeal forms and guidance can be downloaded from the web site www.planning-inspectorate.gov.uk
Alternatively they can be obtained from the following address:-

The Planning Inspectorate
Customer Support Unit
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

Telephone: 0117 372 6372

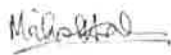
The agent has been kept informed of the progress of the application and a sequential assessment has been requested from the applicant in order to be able to fully assess the impact of a town centre use in an out of town location.

NOTE FOR APPLICANT:

IMPORTANT - PLEASE READ CAREFULLY THE NOTES BELOW AS FAILURE TO COMPLY COULD MAKE THE DEVELOPMENT HEREBY PERMITTED UNAUTHORISED

- 1) This planning permission is granted in strict accordance with the approved plans. It should be noted however that:
 - a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.
 - b) You or your agent or any other person responsible for implementing this permission should inform Planning Services immediately of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new planning application.
- 2) This permission is granted subject to conditions and it is the owner of the property and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond.
- 3) If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent:
 - a) If a condition precedent is not complied with prior to the start of development, the whole of the development will be unauthorised and you may be liable to enforcement action.
 - b) In addition, if the requirements of a condition precedent are subsequently not complied with, the development is unauthorised and the only way to rectify the development is the submission of a new application.

If any other type of condition is breached then you will be liable to a breach of condition notice.



Deputy Chief Executive

Date: 9 October 2013

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.

3. The premises shall not operate outside the hours of Monday to Saturday 08.00 to 20.00hrs and not at all on Sundays or Bank Holidays unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interests of residential amenity having regard to saved policies H5, DQ1 and ENV2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

Page
| 14

APPROVED PLANS

The approved plans are shown below:-

Date Plan Received	Reference No. on Plan	Plan Version
23 August 2013	LOCATION PLAN	no version Number
11 August 2013	01	no version Number
11 August 2013	02	no version Number

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 in the Knowsley Replacement Unitary Development Plan (adopted June 2006) as set out below, and to all relevant material considerations including supplementary planning guidance:-

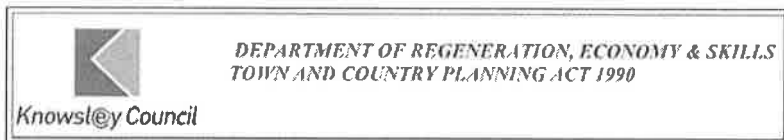
H5 - Development within Primarily Residential Areas
DQ1 - Design Quality in New Development
T6 - Ensuring Choice of Travel to Serve New Development
ENV2 - Noise and Vibration
National Planning Policy Framework

This informative is only intended as a summary of the reason(s) for the granting of planning permission. Should you require any further details relating to the decision please contact the relevant case officer (Mark Quinn on 0151 443 2381)

ARTICLE 31 STATEMENT

The Local Planning Authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with a planning applications and have implemented the requirement in NPPF para 187.

Appendix A: Application ref. 13/00454/COU decision notice



Page
| 13

PLANNING PERMISSION

Application No: 13/00454/COU

Name and address of applicant

Mr Peter Farrington
The Lodge,
Edwards lane,
Liverpool
L24 9HW

Name and address of agent

Andrew R Williams & Associates
Dunster House
8, Ansdell Villas Road,
Rainhill,
Prescot
L35 4PN

Date of Receipt: 11 August 2013

Date Valid: 23 August 2013

Address/Location Of Development:

St Johns Surgery
2 Greenfield Walk
Huyton
Knowsley
L36 0XP

Description of Development:

CHANGE OF USE FROM SURGERY (USE CLASS D1) TO OFFICES (USE CLASS B1)

The Council of the Metropolitan Borough of Knowsley hereby give notice in pursuance of the above Act(s) that Planning Permission has been **granted** for the carrying out of the development 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.

Appendix B: Business rates valuation

[Skip to main content](#)



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Property

2, Greenfield Walk, Liverpool, L36 0XP

Contents

- [Valuation](#)
- [Help with previous valuation](#)
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Valuation

Previous rateable value (14 August 2013 to 31 March 2017)

£7,600

This is not the amount paid. It is used to calculate your business rates bill. [Estimate your business rates bill](#)

Other valuation periods for this property

Valuation period	Help with Valuation period	Effective date	Help with Effective date	Rateable value
CURRENT	1 April 2017 to present	1 April 2017		£7,900
PREVIOUS	1 April 2010 to 3 September 2013	1 April 2010		£7,600

[Hide all sections](#)

Property details. [Hide this section](#)

Description	Offices and premises
Local authority	Knowsley
Local authority reference	Help with Local authority reference 00032575002004
Base rate	£82.00
Basis of measurement	Help with Basis of measurement N/A
Transitional relief certificate issued	No
Valuation scheme reference	Help with Valuation scheme reference 80794
Special category code	203G
Effective date	Help with Effective date 14 August 2013
List alteration date	Help with List alteration date 4 September 2013
Appeals	0

How this valuation is calculated. [Hide this section](#)

Offices floor areas:

Description	Area m ² /unit	£ per m ² /unit	Value Help with Value
Ground floor office	84.2	£82.00	£6,904
Total	84.2		£6,904
Car parks			
Spaces	Area	Value	Help with Value
6	£750		
Total	£750		
Valuation			
Total value		£7,654	
Rateable value (rounded down) £7,600			

Page
| 18

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Help with previous valuation

Send a proposal to tell the Valuation Office Agency (VOA) that:

- your property details (such as floor area sizes and parking) need changing
- you think your rateable value is too high

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Property

2, Greenfield Walk, Liverpool, L36 0XP

Contents

- [Valuation](#)
- [Help with current valuation](#)
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Valuation

Current rateable value (1 April 2017 to present)

£7,900

This is not the amount you pay. It is used to calculate your business rates bill. [Estimate your business rates bill](#)

Other valuation periods for this property

Valuation period	Help with Valuation period	Effective date	Help with Effective date	Rateable value
PREVIOUS	4 September 2013 to 31 March 2017	14 August 2013		£7,600
PREVIOUS	1 April 2010 to 3 September 2013	1 April 2010		£7,600

[Hide all sections](#)

[Property details](#) , [Hide this section](#)

Description	Offices and premises
Local authority	Knowsley
Local authority reference Help with Local authority reference	00032575002004
Base rate	£85.00
Basis of measurement Help with Basis of measurement	N/A
Transitional relief certificate issued	No
Valuation scheme reference Help with Valuation scheme reference	336524
Special category code	203G
Effective date Help with Effective date	1 April 2017

[How this valuation is calculated](#) , [Hide this section](#)

Description	Area m ² /unit	£ per m ² /unit	Value Help with Value
Ground floor office S4.2	£85.00		£7,157

Description	Area m ² /unit	£ per m ² /unit Value	Help with Value
Total	84.2	£7,157	
Car parks			
Spaces Area Value			Help with Value
o	£750		
Total	£750		
Valuation			
Total value		£7,907	
Rateable value (rounded down) £7,900			

Page
| 20

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Help with current valuation

You can tell the Valuation Office Agency (VOA) that:

- your property details (such as floor area sizes and parking) need changing
- you think your rateable value is too high

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