



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: 22/00425/LBC

Name and address of applicant

Clare & Karen Lewis
Shippon One - Tarbock Hall Estate
Ox Lane
Knowsley
Tarbock Green
L35 1QA

Name and address of agent

Damian Field Architects Ltd
Springwood House
4 Rose Lane
Mossley Hill
Liverpool
L18 5ED

Date of Receipt: 11 July 2022

Date Valid: 11 July 2022

Address/Location Of Development

Shippon One - Tarbock Hall Estate
Ox Lane
Tarbock Green
Knowsley
L35 1QA

Description of Development

ALTERATIONS AND REFURBISHMENT OF DWELLINGHOUSE INCLUDING THE REPLACEMENT OF EXISTING CHIMNEY, THE ERECTION OF A PERGOLA AND THE PARTIAL CONVERSION OF A DETACHED GARAGE TO FORM A HABITABLE ROOM WITH EN-SUITE.

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 works must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The works 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 materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing building in type, size, colour and texture.

Reason: In the interests of visual amenity and to comply with Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

4. Notwithstanding the submitted plans, prior to the replacement of the chimney extension hereby permitted, a sample of brick shall be submitted to and approved in writing by the Local Planning Authority. The chimney pot shall be of black muted colour.

Reason: To preserve the character and historic appearance of a Grade II curtilage listed property and to comply with policies CS19 and CS20 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
07/08/2022	389 L (--) 14	-	LOCATION PLAN
23/11/2022	389-A(31)14	-	FIXED GLAZING TO EXISTING OPENINGS - NORTH ELEVATION B
23/11/2022	389-A(31)15	-	GLAZED DOORS TO EXISTING OPENINGS - NORTH ELEVATION B
23/11/2022	389-A(31)16	-	SLIDING/FOLDING GLAZING TO EXISTING OPENING - NORTH ELEVATION B
23/11/2022	389-A(31)17	-	SLIDING/FOLDING GLAZING TO EXISTING OPENING - NORTH ELEVATION B
23/11/2022	389-L(--)06	REV B	PROPOSED GROUND FLOOR PLAN
23/11/2022	389-L(1-)11	REV A	PROPOSED SITE LAYOUT
23/11/2022	389-L(27)07	REV B	PROPOSED ROOF PLAN GENERAL ARRANGEMENT
23/11/2022	389-L(--) 08	REV C	PROPOSED ELEVATIONS

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
 CS5 - Green Belt
 CS19 - Design Quality and Accessibility in New Development
 CS20 - Managing the Borough's Historic Environment
 H8 - Extensions and Alterations to Residential Properties
 Householder Development SPD (2016)

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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 (John Fleming on 0151 443 2216)



Executive Director - Regeneration and Economic Development

Date: 9 December 2022

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.