



Knowsley Council

Website: www.knowsley.gov.uk/environment/planningandbuilding/

Directorate of Regeneration and Neighbourhoods
Housing, Planning and Building Control
PO Box 26
Archway Road
Huyton Knowsley
Merseyside L36 9FB

Tel: (0151) 443 2381

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	Knowsley House
Address Line 1	Charley Wood Road
Address Line 2	Knowsley Industrial Park
Address Line 3	Knowsley
Town/city	Kirkby
Postcode	L33 7SG

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
342880	398300

Description

Applicant Details

Name/Company

Title

Mr

First name

Azher

Surname

Shareef

Company Name

A,T & S Properties Ltd

Address

Address line 1

Property Link

Address line 2

22 - 28 George Street

Address line 3

Town/City

Birmingham

County

Country

Postcode

B12 9RG

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Kevin

Surname

Cahill

Company Name

Indigo Architects

Address

Address line 1

Darley Abbey Stables

Address line 2

Abbey Yard

Address line 3

Town/City

Darley Abbey

County

Derbyshire

Country

United Kingdom

Postcode

DE221DS

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Change of use from Office Use (B1) to Hotel use (C1) with associated car parking and landscaping, at Knowsley House, Charley Wood Road, Knowsley, L33 7SG, in accordance with the details of application Ref 20/00020/FUL, dated 15 January 2020.

Reference number

Planning Consent Ref: APP/V4305/W/21/3272780 (application ref: 20/0020/FUL)

Date of decision (date must be pre-application submission)

10/05/2022

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 2

Has the development already started?

☐ Yes

☒ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

The original application was focussed on the principle of change of use and was not developed to address all of the practical detailed design issues. The detailed consideration of the design has resulted in a proposal to modify the existing elevations and create a,165 sq.m gross external area, extension to accommodate plant.

The amendments are required for the following reasons:

- The existing building envelope is uninsulated. The fabric needs to be upgraded to provide a modern standard of heat conservation.
- The existing windows are suitable for an office building. The plans given consent imply areas will no longer be clear glazing. The revision proposes a comprehensive remodelling of the elevations to create a design which reflects and expresses the new use as a hotel.
- The existing roof area is occupied by telecom equipment relating to a long term lease of the roof to the telecom companies. This fact in addition to the need to provide mechanical and electrical equipment which meets modern requirements has resulted in the proposal for the plant room extension.

The proposal is described in more detail in the Supplementary Design Statement submitted with this application.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

The condition states:

"The development hereby permitted shall be carried out in accordance with the following approved plans: 08 (Location Plan), 04E (Proposed Site Plan), 05C (Proposed Floor Layouts), 06 and 07A (Proposed Elevations)."

The application seeks to substitute drawings 04E, 05C, 06 and 07 A with drawings:

0492-08-00 , Proposed Site Plan - Rev PL02

0492-11-00 , Ground Floor - Proposed Rev PL02

0492-11-01 , First Floor - Proposed Rev PL03

0492-11-02 , Second to Seventh Floors - Proposed Rev PL03

0492-11-00 , Eighth Floor/ Roof - Proposed Rev PL02

0492-21-00 , Elevations - Proposed 1 - Rev PL02

0492-21-01 , Elevations - Proposed 2 - Rev PL02

0492-21-03 , Elevations - Misc - Rev PL02

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☐ The agent

☒ The applicant

☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes

☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

0492KnowsleyHouseAppeal Ref:APP/V4305/W/21/3272780

Date (must be pre-application submission)

08/01/2024

Details of the pre-application advice received

Query was raised by Lee Osbourne, which was answered on 26/01/2023. We are awaiting response.

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

☒ Yes

☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

☐ Yes

☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

☐ The Applicant

☒ The Agent

Title

Mr

First Name

Kevin

Surname

Cahill

Declaration Date

06/02/2024

☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Indigo Architecture

Date

06/02/2024