

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

<u>APPLICATION NO:</u>	18/00114/NMA	<u>CASE OFFICER:</u>	Mark Quinn
<u>WARD:</u>	Halewood North	<u>PARISH:</u>	Tarbock Parish Council
<u>LOCATION:</u>	Tarbock Hall Lodge, Ox Lane, Tarbock Green		
<u>PROPOSAL:</u>	NON-MATERIAL AMENDMENT FOLLOWING THE GRANT OF PLANNING PERMISSION 18/00114/FUL (DEMOLITION AND RE-BUILD OF EXISTING OUTBUILDING WITH ADDITIONAL EXTENSION TO CREATE USEABLE FAMILY SPACE TOGETHER WITH THE ERECTION OF A DETACHED PERGOLA) - AMENDMENT SOUGHT TO ALLOW FOR DEMOLITION AND RECONSTRUCTION OF THE NORTH AND WEST WALLS		

Site Description

The application site relates to the remains of a former outbuilding (known as the Hovells) within the curtilage of Tarbock Hall Lodge, a Grade II listed building in Tarbock Green. The north and western walls of the outbuilding still remain.

Proposal

Planning permission was granted in October 2018 for the demolition and re-build of an existing outbuilding with an additional extension to create useable family space, together with the erection of a detached pergola (ref 18/00114/FUL).

The above planning permission proposed that the northern and western walls of the original building be retained and incorporated into the re- build. However, since 2018 the structural condition of these walls has deteriorated and an updated structural report confirms that they pose a significant hazard in their current condition as they are leaning and bowing and are, therefore, structurally unsound.

This application now proposes an amendment to demolish and re-build the western and northern walls of the building, all other aspects of the proposal remain unchanged.

Consultations

Tarbock Parish Council - No Comments Received

Conservation & Design Officer (Knowsley Council) - No objections in principle

Representations

No publicity is required for a non-material amendment application. However, a listed building consent application has also been proposed for these works, which was the subject of consultation and no representations have been received.

Planning History

APP. NO: 18/00016/LBC
PROPOSAL: DEMOLITION AND RE-BUILD OF EXISTING OUTBUILDING WITH ADDITIONAL EXTENSION TO CREATE USEABLE FAMILY SPACE TOGETHER WITH THE ERECTION OF A DETACHED PERGOLA.
DECISION: GRANTED
DECISION DATE: 3 October 2018

APP. NO: 18/00114/FUL
PROPOSAL: DEMOLITION AND RE-BUILD OF EXISTING OUTBUILDING WITH ADDITIONAL EXTENSION TO CREATE USEABLE FAMILY SPACE TOGETHER WITH THE ERECTION OF A DETACHED PERGOLA
DECISION: GRANTED
DECISION DATE: 3 October 2018

APP. NO 22/00375/LBC
PROPOSAL: DEMOLITION AND RECONSTRUCTION OF NORTH AND WEST WALLS (REVISION TO APPROVED APPLICATION 18/00016/LBC)
DECISION UNDER CONSIDERATION

Relevant Policy

Paragraph 11 of the National Planning Policy Framework (NPPF) states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The development plan in Knowsley comprises the Saved Policies of the Replacement Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application.

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS5 – Green Belt

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)

G6 - Conversion or Change of Use of Existing Buildings in the Green Belt

DQ7 - Listed Buildings

National Planning Policy Framework

Assessment

Tarbock Hall Lodge forms part of the complex of buildings which form Tarbock Hall. The outbuilding, subject of this proposal for demolition, was a farm outbuilding and probably dates from the early 19C. It is not shown on the 1769 tithe plan but does appear on the 1845 OS. The building has been substantially altered over time likely owing to changing farming requirements. Its original purpose is likely animal housing, however, it appears to have been at least partially converted to low status domestic use, possibly for migrant workers, as this was fairly common in the local area from the mid-19C.

The building formed part of a longer run of out-buildings; that part which is now converted to the house, and this section, are the only survivals. However, the rear wall of the demolished sections has been retained and now forms a garden wall.

Listed building consent and planning permission were granted in 2018 for the demolition and rebuild of the outbuilding with an additional extension to create a useable family space and the erection of a detached pergola. At the time it was intended to retain the western and northern boundary walls, however, these walls have since deteriorated and a further structural survey has been undertaken.

The structural report submitted to support this application confirms that the remaining wall to the west is leaning and bowing. The wall to the north is also leaning and bowing. The report's recommendation is that these walls should be demolished as they pose a significant hazard in their current condition. The report does however recommend that the existing bricks are in a suitable condition to build the outer leaf of the proposed development; and should any additional bricks be required then a custom-made handmade brick would be used, which has been approved pursuant to condition 3 attached to planning permission 18/00114/FUL.

The amendment proposed would not have any impacts on residential amenity or on the Green Belt.

The demolition and rebuild of the northern and western walls of the former outbuilding are the only alterations to the 2018 consent and all other aspects of the re-build are as previously approved. Following a visit to the site, the Conservation officer has confirmed her support for this proposal.

Conclusion

The demolition and rebuild of the western and northern walls are considered a non-material amendment to the original proposal and would be acceptable given the structural condition of the walls. The demolition and re-build of these walls would not adversely affect the setting of Tarbock Hall Lodge (Grade II listed building). The proposal would comply with the Local Plan and saved UDP policies listed above.

Recommendation

That the Non-material amendment be granted.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
05/08/2022	L(00)03	-	PROPOSED SITE LAYOUT
05/08/2022	P(00) 002 REV H	-	PROPOSED PLANS AND ELEVATIONS
25/08/2022	-	-	STRUCTURAL REPORT 19/04/21
28/06/2022	L(00)01 REV A	-	PROPOSED DEMOLITION DETAILS
28/06/2022	P(00) 01	-	SITE LOCATION PLAN

Signed Case Officer:

Mark Quinn

Signed Authorising
Officer:

Mark Carwood

Date:

2 December 2022

Informatives

Appendix 1 – Site Photographs





