



**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: 22/00375/LBC**

**Name and address of applicant**

Mr Barry Molloy  
Tarbock Hall Lodge  
Ox Lane  
Tarbock Green  
Liverpool  
L351QA

**Name and address of agent**

MDG  
41 Shaw Street  
Liverpool  
L6 1HL

**Date of Receipt:** 22 June 2022

**Date Valid:** 28 June 2022

**Address/Location Of Development**

**Tarbock Hall Lodge  
Ox Lane  
Tarbock Green  
Knowsley  
L35 1QA**

**Description of Development**

**DEMOLITION AND RECONSTRUCTION OF NORTH AND WEST WALLS (REVISION  
TO APPROVED APPLICATION 18/00016/LBC)**

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 hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

2. The works hereby permitted shall be carried out pursuant to the details approved under conditions 3,4,5 and 7 attached to listed building consent 18/00016/LBC.

Reason : To preserve the character and appearance of the special architectural and historic character of a Grade II listed building and to comply with policies CS19 and

CS20 of the Knowsley Local Plan Core Strategy, adopted January 2016 and the National Planning Policy Framework

3. All windows and doorways shall be constructed with timber frames and shall be painted green to match the window frames of the main house and shall remain as such at all times thereafter.

Reason: To preserve the character and appearance of the special architectural and historic character of a Grade II listed building 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**

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

## **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

CS19 - Design Quality and Accessibility in New Development

CS20 - Managing the Borough's Historic Environment

**KNOWSLEY LOCAL PLAN: CORE STRATEGY**

**SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)**

DQ7 - Listed Buildings

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

CS5 - Green Belt

National Planning Policy Framework

## **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

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 (Mark Quinn on 0151 443 2381)



**Executive Director - Regeneration and Economic Development**

**Date: 2 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.