

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

<u>APPLICATION NO:</u>	22/00375/LBC	<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>	DEMOLITION AND RECONSTRUCTION OF NORTH AND WEST WALLS (REVISION TO APPROVED APPLICATION 18/00016/LBC)		

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

This application is a revision to a previously approved listed building consent (18/00016/LBC) which was approved in October 2018.

This application seeks to demolish and reconstruct the northern and western walls of the outbuilding which were previously to be retained. This would now mean that the entire outbuilding would be demolished and rebuilt re using the existing materials where possible (bricks and roof trusses) .

Consultations

Tarbock Parish Council - No Comments Received
Conservation & Design Officer (Knowsley Council) - No objections in principle.

Representations

This application was publicised by letters sent to 7 neighbours and advertised by Site Notice and a Press Notice. 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

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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)

DQ7 - Listed Buildings
G6 - Conversion or Change of Use of Existing Buildings in the 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.

Assessment

Tarbock Hall Lodge forms part of the complex of buildings which form Tarbock Hall. The outbuilding subject of the proposals for demolition was a farm outbuilding 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, part of which is now used as part of the house, and this section, are the only survivals. However, the rear wall of the demolished sections is retained and now forms a garden wall.

Listed building consent was 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. (ref. 18/00016/LBC). At that time, the western and northern boundary walls were to be retained. However, the walls have since deteriorated and a further structural survey was undertaken.

The structural report 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 are demolished as they pose a significant hazard in their current condition. However, the report also states that the existing bricks are in a suitable condition to build the outer leaf of the proposed development.

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, subject to the details approved by planning condition under the 2018 consent. As demolition works have already commenced the standard time limit condition is not required.

Conclusion

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

Recommendation

That Listed Building Consent be granted subject to the following conditions :-

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

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 Cawood

Date:

2 December 2022

Informatives

Appendix 1 – Site Photographs



















