

Our Ref: LG/KN0039/26

31 March 2026

Knowsley Metropolitan Borough Council
Planning Services
Municipal Buildings
Huyton
Knowsley
L36 9UX

via planning portal

Dear Sir/Madam,

RE: Full planning permission for the proposed replacement of 4no timber windows with new timber windows at the Eagle and Child, Church Road, Halewood
Planning Portal Ref: PP-14825580

We are instructed by Greene King Brewing and Retail Ltd to submit an application for planning permission for the replacement of 4no single glazed, timber frame casement windows with new, single glazed, timber frame casement windows to the ground floor front (southwest) and side (northwest) elevations of the Eagle and Child, Church Road, Halewood.

Specifically, the application seek permission for the following works:

"Replacement of 4no timber windows with new timber windows decorated to match the existing".

The application has been submitted via the Planning Portal. In addition to the forms and ownership Certificate A, the application comprises the following:

- Location Plan 3271 EAC – 1.03A
- Site Plan 3271 EAC – 1.02A
- Existing and proposed front and side elevations 3271 EAC – 2.11
- Proposed Window Details 3271 EAC – 2.10A
- Photomontage 3271 EAC – 2.12
- Covering Letter including Heritage Assessment

Site

The site is located on the north side of Church Road in the village of Halewood. The premises lies within a designated Local Centre and Halewood Village Conservation area.



To the north and west there is housing; to the east there is a bowling green and primary school; to the south on the opposite side of Church Road there is further housing and a small parade of retail units with residential above.

Planning History

The site has a lengthy planning history. The most recent proposed relates to application refs 21/00656/FUL and 21/00657/FUL which related to extension to existing outdoor seating area, fixed seating and laying of new surface; erection of external bar, pergolas and covered walkway; new fencing to outdoor seating area and service yard; erection of 3.45m high timber posts to accommodate external lighting; and laying of new surface to overspill car park and erection of 1no. associated floodlight and alteration of existing boundary treatments to church road to provide timber over-cladding of existing concrete posts including the blocking up of secondary vehicular access with infill timber fencing together with timber fencing to church road/court avenue respectively.

Proposal

The application proposes the replacement of 4no existing timber windows located to the ground floor of the front (southwest) and side (northwest) elevations of the building. The existing windows are in need of replacement to ensure the security and weather tightness of the building.

The existing windows to be replaced comprise of single glazed timber windows, each displaying a different style. The windows all have a painted external finish.

The proposed replacement windows seek to introduce a coherent, two-light, two-pane style of window each with a single side hung opening casement to reflect the style of window to the main frontage.

Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that “*if regard is to be had to the development plan for the purposes of any determination to be made under the planning Act, the determination must be made in accordance with the plan, unless material considerations indicate otherwise*”. Any issue that relates to the use of land is capable of being a material consideration, this includes government statements of planning policy.

National Planning Policy Framework (2024)

The aim of the document is to ensure that there is a presumption in favour of sustainable development and that positive solutions are found to ensure economic development is brought forward.

Section 16 address the need for development to conserve and enhance the historic environment. Paragraph 207 requires that LPAs require an applicant to describe the significance of any heritage asset affected by a development proposal, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance. Paragraph 2010 a) states that in determining



applications, LPAs should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

Knowsley Local Plan: Core Strategy

Policy CS2 'Development Principles' sets out the local principles that will underpin new development in Knowsley. Principle 1 is relevant to the application scheme. This promotes sustainable economic development by supporting development that will improve business productivity and employment levels in Knowsley and schemes that meet the needs of service provision.

Policy CS19 'Design Quality and Accessibility in new Development' sets out the criteria that new development is required to comply with in order to ensure a high standard of design is achieved. Amongst other things it requires new development to respond and integrate positive characteristics of immediate surroundings and for development to avoid unacceptable impacts on existing residents and minimise crime and antisocial behaviour.

Policy CS20 'Managing the Borough's Historic Environment' requires development to preserve or enhance the boroughs conservation area by requiring the preservation of local distinctiveness and the character of historic assets through sensitive design and where a scheme will result in less than substantial harm to the designated heritage assets requiring the harm to be assessed against the benefits of the scheme.

Heritage Assessment

The Eagle and Child is situated within Halewood Village Conservation Area. The conservation area is noted within the adopted appraisal to retain the character of a Victorian village with its open aspects, green areas and well-spaced buildings. The area includes a group of 19th century ecclesiastical buildings located adjacent to an earlier inn and cottages.

The Eagle and Child is recognised as key building within the conservation area contributing positively to the special character and appearance through its long-standing use as a public house, its positioning on Church Road facing the junction with Hollies Road and Court Avenue and through its architectural character with side hung casement window openings, tall, painted brick stacks and shallow, cat-slide roof dormers.

The building is believed to date from the mid-18th century with early photographs of the building revealing it is of brickwork construction with sandstone block plinth to the central and left bays of the main frontage; visible changes in the brickwork evident of an early photograph¹ suggest that the right gable bay is a later addition.

¹ <https://historic-liverpool.co.uk/historic-townships/halewood/>



The name of the pub stems from the crest of the Stanley Family, the Earls of Derby, a historic, local landowner in the area.

The existing windows proposed replacement are located on the ground floor of the building; two are situated on a single storey, lean-to addition to the northwest elevation; one is located on the northwest side elevation of the main building and the fourth is located on the main southwest elevation.

The window to the southwest elevation of the lean-to and northwest side elevation of the main range are later insertions, evidenced by the solid brick heads over. Both windows have been subject to previous alterations; the window to the southwest of the lean-to is a modern casement with single lights whilst the window to the northwest side elevation displays an opening light with central glazing bar to the left casement and a plain, later casement to the left light.

The window to the northwest side elevation of the comprises of a three-light casement window. Each casement has six panes divided by chunky glazing bars.

The fourth window comprises of a two-light casement with each light, side hung opening with and comprising of two panes with central dividing glazing bar. Being on the main frontage and reflecting the historic style of window, this window is of higher heritage value than the other three windows which are on secondary elevations and / or later additions and which have been subject to previous change.

The proposed replacement windows will introduce a coherent style of window in place of the existing. The style has been carefully considered in response to the southwest frontage replicating the existing two-light casement arrangement with central horizontal, through glazing bar. The new windows will be decorated to match the existing paint finish and colour of the existing.

As the site lies within Halewood Village Conservation Area, it is necessary to consider the impact of the proposed works on the significance of the conservation area as a designated heritage asset and whether the works will give rise to any harm to the conservation area. Where any harm is identified, this has to be balanced against the public benefits of the proposal.

The proposed works would ensure the building is maintained in a secure and weathertight condition with the style of the replacements conserving the current character of the building and ensuring its landmark status within the conservation area is conserved.

The works judged to have a neutral impact upon the significance of Halewood Village Conservation Area and a very modest beneficial impact upon the character of the Eagle and Child.

The scheme is accordingly considered to comply with Policy CS20 of the Local Plan Core Strategy together with Chapter 16 of the NPPF.



Conclusion

The proposed works have been assessed against relevant planning policy contained in both the NPPF and adopted Local Plan Core Strategy and it has been shown that scheme accords fully. We trust therefore that planning permission can be granted as soon as practically possible.

The applicant wishes to work with the Council on these proposals and as such, if you have any queries in relation to the submission, please do not hesitate to contact me.

Yours faithfully,

