
From: David Mahoney <DavidMahoney@tjthomas.co.uk>
Sent: 23 July 2021 15:02
To: Quinn, Mark
Subject: RE: External Mail: Queens Arms - Planning application 21/00062/FUL
Attachments: queens arms-1.pdf

Afternoon Mark

Enclosed is amended batch of plans.

To deal with the issue of overlook ,I have altered the new flat 1 to a duplex, with the upper floor rooflight to the rear.

The windows on the pinnington place elevation will be for bathroom and kitchen and will be opaque

Trust this works for you, I think it seems to work ok

Any queries please let me know

Regards

Dave

From: Quinn, Mark <mark.quinn@knowsley.gov.uk>
Sent: 19 July 2021 17:12
To: David Mahoney <DavidMahoney@tjthomas.co.uk>
Subject: RE: External Mail: Queens Arms - Planning application 21/00062/FUL

Hi Dave

I am still waiting for comments from our Conservation Officer (she is on leave now until 26th July). I will request an urgent response on her return.

With regard to Planning and Environmental Health I can provide the following comments:-

Planning

Unfortunately the issue raised in my e mail on 19th May about residential amenity (see below) has not been adequately addressed.

“Residential Amenity

Interface Distances

The separation distance between the proposed extension and the front elevation of the dwellings on the opposite side of Pinnington Place would only be 11m when 22m would normally be required. This relationship especially with main habitable windows in the side of the proposed extension could lead to a loss of privacy and overlooking issues. This could possibly be overcome by positioning a main habitable window to the rear elevation of the extension and have an obscure window (to provide additional light) and a bathroom window (with obscure glazing) to the side elevation. “

I have discussed this further with my manager and whilst we welcome the removal of the balcony there are still main habitable room windows facing the front elevation of 1 Pinnington Place which also has habitable room windows at a distance of approximately 11m. Given the minimum distance is 22m unfortunately we are unable to support this.

As previously suggested we would recommend looking at ways to re-configure this apartment so only bathroom or obscurely glazed windows to allow additional light are positioned on the elevation facing Pinnington Place. Possible solutions include removing the corridor and making the apartment more open plan. Reposition windows to the rear elevation/other side elevation facing the beer garden.

Environmental Health

With regard to the noise assessment (June 2021) can you please update the assessment with the following information so we can make this an approved document and secure the implementation of the mitigation works by planning condition.

- Higher specification glazing fitted with specialist acoustic vents. **Please can you provide the correct specifications for each?**

Regards

Mark Quinn
Principal Planner

Tel: (0151) 443 2223 | Email: mark.quinn@knowsley.gov.uk
Knowsley Council | Yorkon Building | Archway Road | Huyton | L36 9FB

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From: David Mahoney <DavidMahoney@tjthomas.co.uk>

Sent: 11 July 2021 19:49

To: Quinn, Mark <mark.quinn@knowsley.gov.uk>

Subject: RE: External Mail: Queens

Any further update Mark ?

Regards

dave

From: Quinn, Mark <mark.quinn@knowsley.gov.uk>

Sent: 18 June 2021 14:50

To: David Mahoney <DavidMahoney@tjthomas.co.uk>

Subject: RE: External Mail: Queens

Hi Dave

I have re-consulted Heritage and Environmental Health and I will advise you when I have received their response. I also need to give further consideration to the window on the side and potential for overlooking, loss of privacy. I am not definitely sure this will need to go to planning committee as the majority of objections relate to the loss of the pub which is not happening. I will need to discuss this further with my manager.

Regards

Mark Quinn
Principal Planner

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Knowsley Council | Yorkon Building | Archway Road | Huyton | L36 9FB

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From: David Mahoney <DavidMahoney@tjthomas.co.uk>
Sent: 18 June 2021 14:14
To: Quinn, Mark <mark.quinn@knowsley.gov.uk>
Subject: External Mail: Queens

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Afternoon Mark

Just wondering if the submitted drawings and report are acceptable??

Hoping we are able to do July committee?

I'm conscious there is committee break in August, which would push us to September, which causes a little problem with us workwise

Regards

Dave



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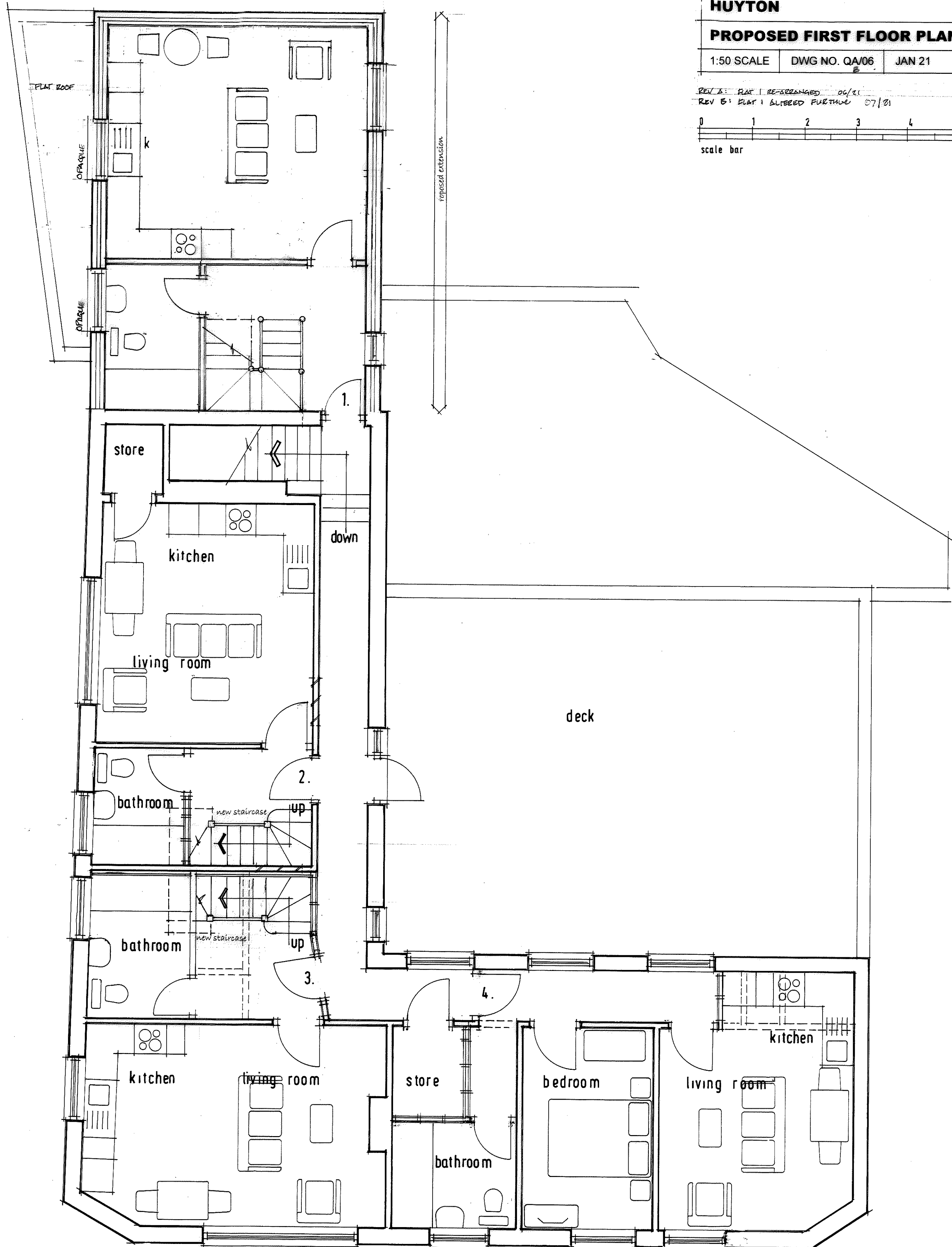
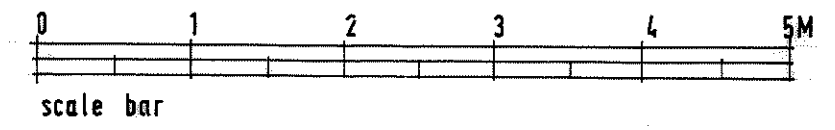
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THE QUEENS ARMS
39 BLACKLOW BROW
HUYTON
PROPOSED FIRST FLOOR PLAN

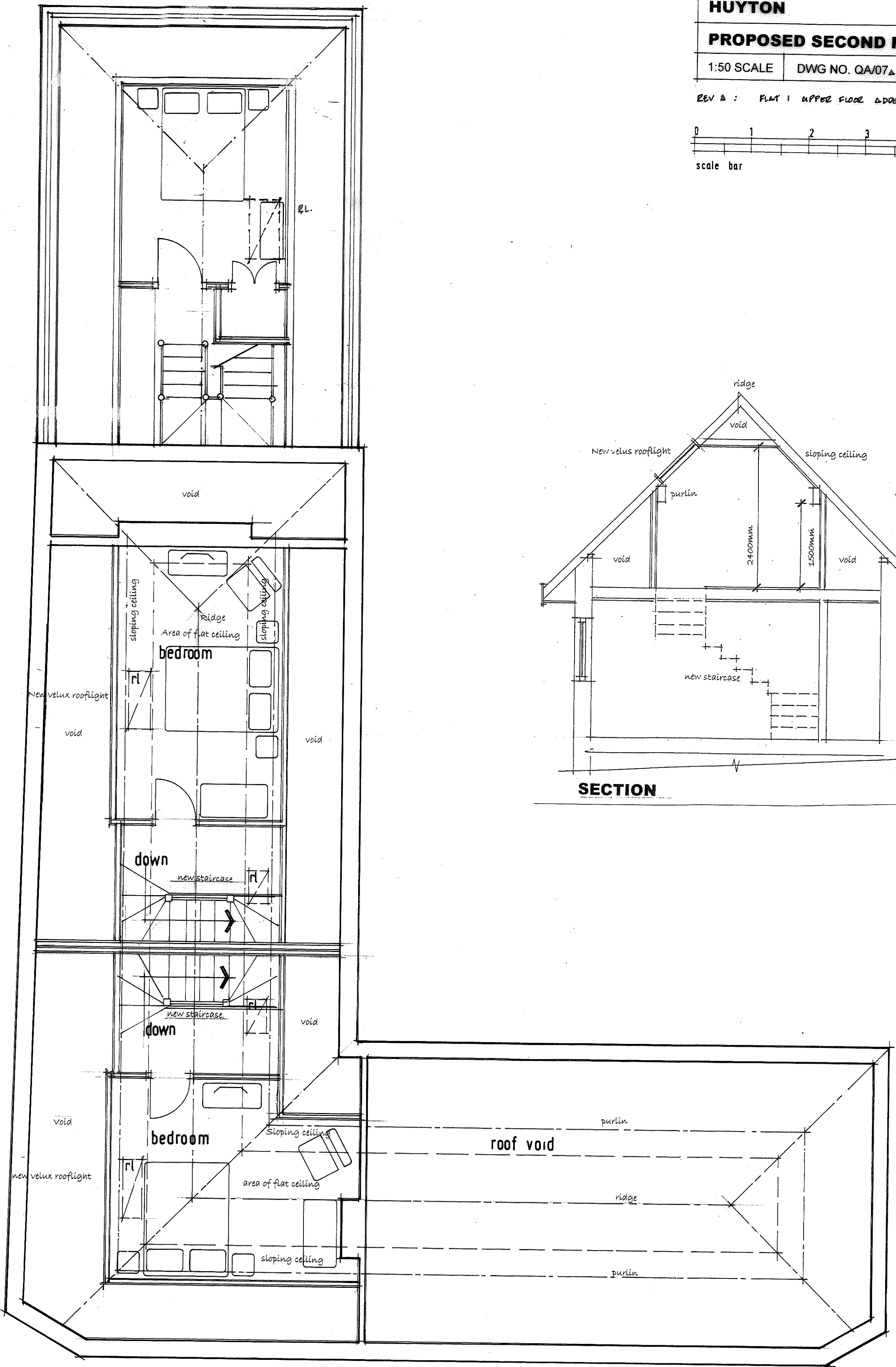
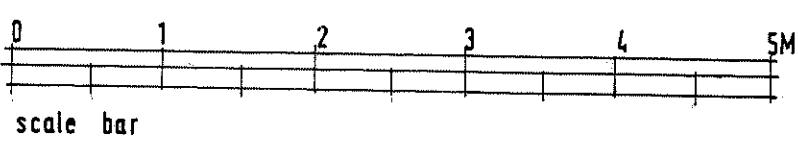
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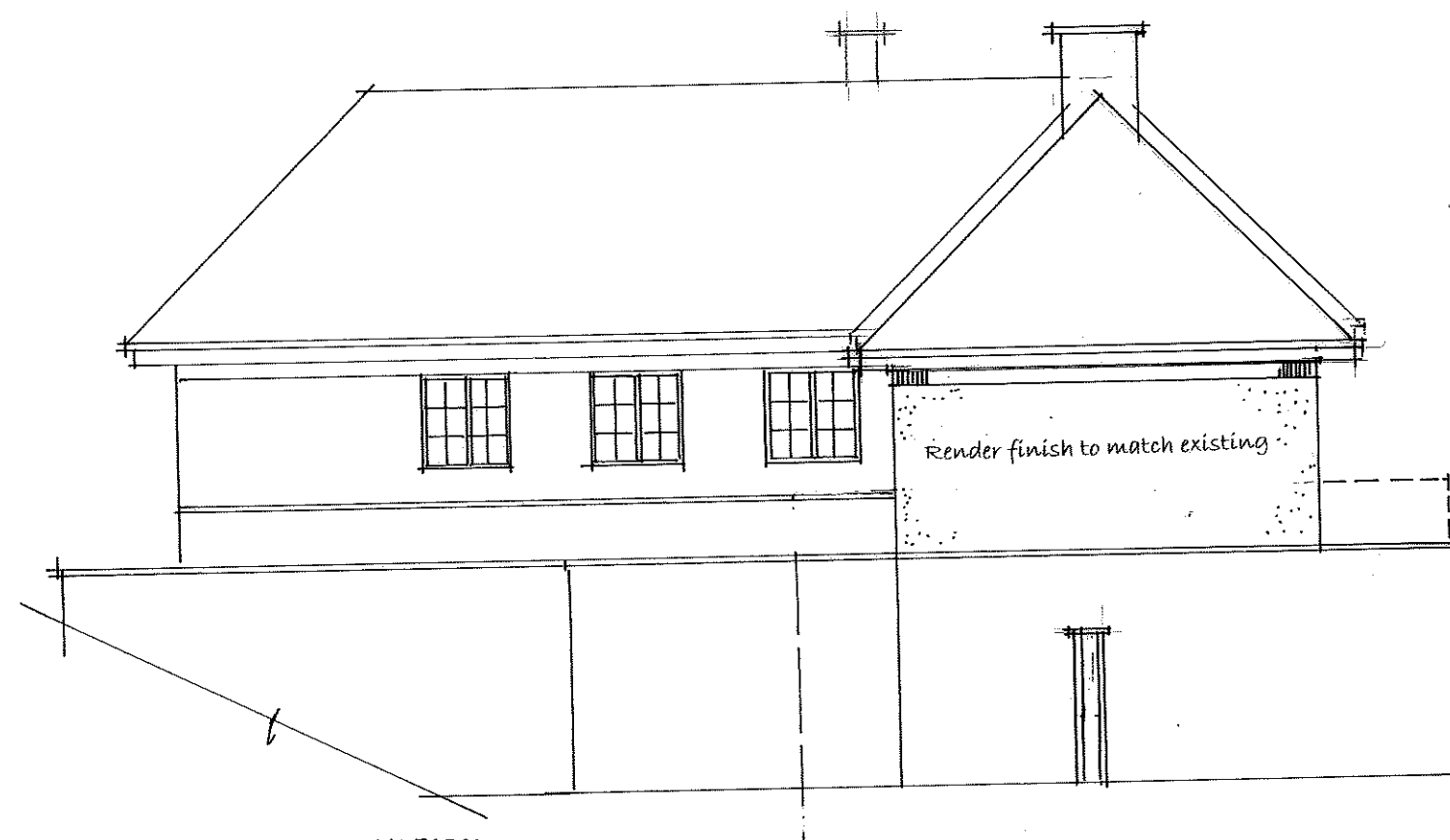
REV A: PLAN 1 RE-ARRANGED 06/21
 REV B: PLAN 1 ALTERED FURTHER 07/21



THE QUEENS ARMS		
39 BLACKLOW BROW		
HUYTON		
PROPOSED SECOND FLOOR PLAN		
1:50 SCALE	DWG NO. QA/07A	JAN 21

REV A : FLAT 1 UPPER FLOOR ADDED 07/21

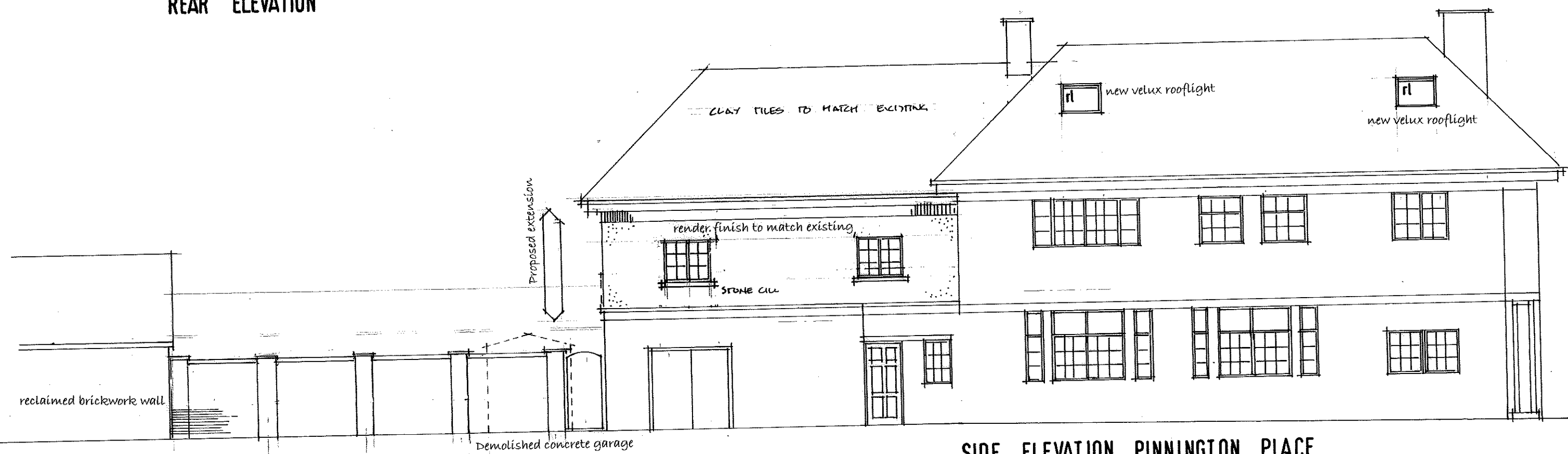




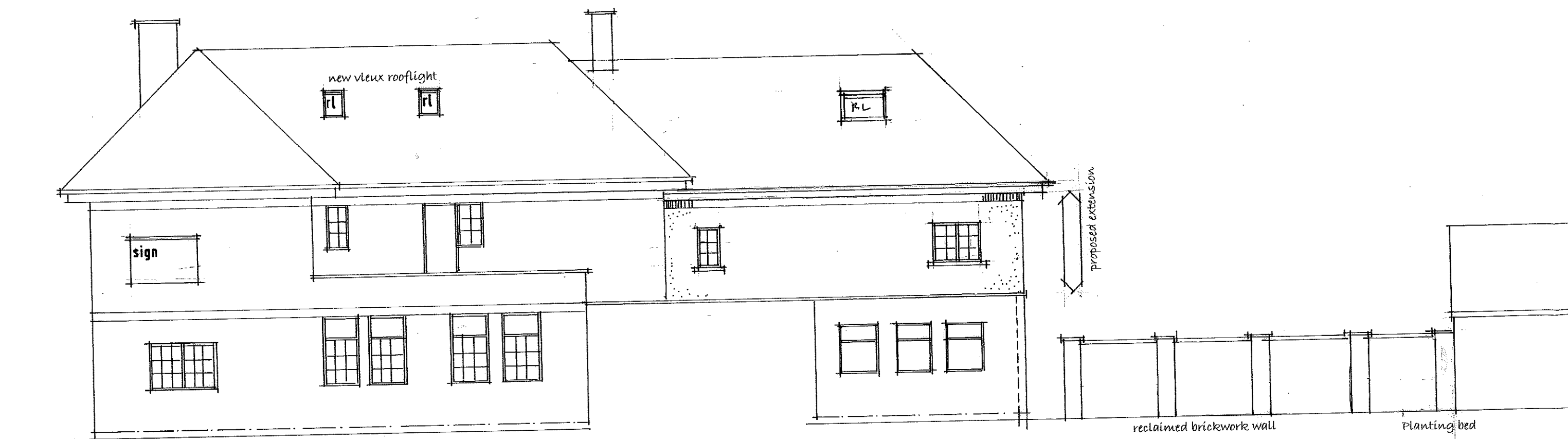
REAR ELEVATION



FRONT ELEVATION



SIDE ELEVATION PINNINGTON PLACE



SIDE ELEVATION

THE QUEENS ARMS
39 BLACKLOW BROW
HUYTON
PROPOSED ELEVATIONS
 1:100 SCALE DWG NO. QA/08 JAN 21

REV A: ELEVATIONS ALTERED 02/21
 REV B: ROOFLINE ADDED 07/21

