

BY E-MAIL

peter Hamilton planning consultancy
PO Box 195
Liverpool
L17 0YS
M: 07866 700524
E: peterhamilton@ph-planning.co.uk

Page | 1

31 May 2023

Knowsley Borough Council
Planning Division
PO Box 26
Archway Road
Huyton
L36 9FB

Dear Mr Hunt

Application references: 22/00474/FUL and 22/00475/LBC

Greenhill, 4 The Orchard, Huyton, Knowsley, L36 5UZ

Conversion of outbuilding, including the erection of a single storey extension to south and west elevations, and the demolition and reconstruction of east gable wall to form 1 no. dwelling and associated works.

Further to your e-mail dated 17 March regarding heritage issues we would respond below.

- A photographic survey of the inside of the building, taken on the 17 and 18 May 2023, is attached.
- A note on the design and proposed finishes, by Cass Design, is attached.
- There are no changes proposed to the roofline of the existing building and a porch is not proposed over the entrance door.
- The proposal has been amended with the proposed entrance door having the same proportions and detail including the overlight as existing (see drawing no. 1553-005-Rev D).
- The bins store and external cycle parking has been removed from the proposal (see drawing no. 1553-004-Rev E).
- The proposal has been amended to remove the existing west boundary wall, which has been significantly rebuilt in not matching materials in the past. This wall is to be replaced with the western elevation of the proposed extension. Please see drawing nos. 1553-004-Rev E and 1553-005-Rev D for amended plans and elevations. As this is a party wall, notice has been served on the adjoining neighbour and an amended Certificate of Ownership (Certificate B) is attached.

- Details of the proposed hard and soft landscaping are shown on drawing no. 1553-004-Rev E and included in the note on the design and proposed finishes.
- The applicant is content for the proposed dwelling to be used only in connection with the main dwelling, i.e., as an annex, and for any planning permission to include a condition in respect of this. It should be noted there is outdoor amenity space to the south of the application site, within the garden of Greenhill that is separated by existing planting, which could provide private space for the occupiers of the proposed dwelling without harming the amenity of the occupiers of Greenhill itself.

Page | 2

In addition to the points raised in your e-mail, a matter which was discussed at our site meeting on 27 October 2022 was the repair of the front boundary wall. In respect of this please find attached a method statement, by Cass Design, for this aspect of the proposal.

With to the proposed amendments to the scheme, it is considered the description of the proposal should be amended to

Conversion of outbuilding, including the demolition of the western gable wall and the western boundary wall and the erection of a single storey extension to south and west elevations and the demolition and reconstruction of front boundary wall and associated works, to form 1 no. dwelling.

Should you require any further information please do not hesitate to contact me.

Yours sincerely



Peter Hamilton, MRTPI
pHpc

Enc:

Photographic survey
Note on design
Drawing nos. 1553-004-Rev E and 1553-005-Rev D
Boundary Wall Repair Method Statement
Certificate B

CC: Colin Daniels