



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: 24/00042/LBC

Name and address of applicant

Park Hall Huyton Ltd
C/o Neil Pike Architects
17-19 Chorley New Road
Bolton
BL14QR

Name and address of agent

Neil Pike Architects
Michigan House
17-19 Chorley New Road
Bolton
BL1 4QR

Date of Receipt: 29 January 2024

Date Valid: 31 January 2024

Address/Location Of Development

The Park Hall
Huyton Hey Road
Huyton
Knowsley
L36 5SE

Description of Development

**CHANGE OF USE OF FORMER CHURCH BUILDING TO 5 DWELLINGS, WITH
ASSOCIATED EXTERNAL CHANGES**

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 development hereby permitted shall be carried out in accordance with the following approved plans and documents:-
 - a. Section Details - (Received 19/11/2024).
 - b. Conservation Sample Life - (Received 19/11/2024).
 - c. Proposed Elevations - (Received 15/10/2024).
 - d. Proposed First Floor Plan - (Received 15/10/2024).

- e. Proposed Ground Floor Plan - (Received 15/10/2024).
- f. Proposed Site Plan - (Received 15/10/2024).
- g. Window 22 and 23 - (Received 15/10/2024).
- h. Sash and Frame Sections - (Received 15/10/2024).
- i. Window 2 Drawing - (Received 15/10/2024).
- j. Window Detail - (Received 15/10/2024).
- k. Door Elevation 2 - (Received 15/10/2024).
- l. Door Drawing - (Received 15/10/2024).
- m. Park Hall Schedule of Works - (Received 15/10/2024).
- n. Floor Construction Statement - (Received 01/10/2024).
- o. Proposed Ground Floor Plan - (Received 01/10/2024).
- p. Dwelling 5 Proposed Section - (Received 23/07/2024).
- q. Dwelling 5 Proposed Floor Plans - (Received 23/07/2024).
- r. Dwelling 4 Proposed Section - (Received 23/07/2024).
- s. Dwelling 4 Proposed Floor Plans - (Received 23/07/2024).
- t. Dwelling 3 Proposed Section - (Received 23/07/2024).
- u. Dwelling 3 Proposed Floor Plans - (Received 23/07/2024).
- v. Dwelling 2 Proposed Section - (Received 23/07/2024).
- w. Dwelling 2 Proposed Floor Plans - (Received 23/07/2024).
- x. Dwelling 1 Proposed Floor Plans - (Received 23/07/2024).
- y. Location Plan - (Received 29/01/2024).

Reason: For the avoidance of doubt.

2. Notwithstanding the approved plans and supporting information, a comprehensive detailed written schedule and specification of works/method statements, samples and sectional drawings/plans describing works proposed to repair or alter external faces of walls, window surrounds, parapets and roof coverings to the former church shall be submitted to the Local Planning Authority and agreed in writing prior to any additional works to any of these elements to the building. Details shall include:

- a. method statement, samples and specification describing indent/ mortar repair/replacement proposals for stonework (including window surrounds and mullions).
- b. 1 sq m sample, method statement and specification of mortars for pointing
- c. Samples shall be provided of any new slates and including tooling finishes.
- d. proposals for any structural interventions to walls, tracery or other details, supported by a suitable structural survey.

The works shall be completed in accordance with the agreed details prior to occupation of any part of the building and retained hereafter.

Reason: In order to preserve and enhance the external appearance of the building.

3. Notwithstanding the approved plans and supporting information, prior to any additional works, large scale drawn elevations and sections sufficient to describe in full the designs and materials of new windows, indicating the reveals, tracery, proposals for stained glass, any putties or sealants and the designs and materials of any secondary glazing or fire measures behind all windows shall be submitted to and have been approved by the local planning authority. All window works should be required to be completed in accordance with the agreed scheme prior to occupation and retained hereafter.

Reason: In order to preserve and enhance the external appearance of the building.

4. Notwithstanding the approved plans and supporting information, prior to any additional works, details of Circular windows to rear transepts (north elevation) and other circular windows shall have been submitted to and have been approved by, the local planning authority. All works shall be carried out in accordance with the agreed scheme and retained hereafter.

Reason: In order to preserve and enhance the external appearance of the building.

5. Notwithstanding the approved plans and supporting information, prior to any additional works, details of Metal windows/stone Surrounds shall have been submitted to and have been approved by, the local planning authority. All works shall be carried out in accordance with the agreed scheme and retained hereafter.

Reason: In order to preserve and enhance the external appearance of the building.

6. Notwithstanding the approved plans and supporting information, prior to any additional works, details of Tracery windows on all elevations shall have been submitted to and have been approved by, the local planning authority. All works shall be carried out in accordance with the agreed scheme and retained hereafter.

Reason: In order to preserve and enhance the external appearance of the building.

7.
 - a) Notwithstanding the approved plans and supporting information relating to the main entrance doors to units 1 & 5, scale drawn elevations and sections showing the full construction details of the timber doors at no less than 1:10 shall be submitted to the Local Planning Authority and agreed in writing prior to installation of the doors. The elevations and sections shall show accurate restoration of the doors and decorative metalwork.
 - b) Details of finishes to all door and associated ironmongery shall be submitted and agreed in writing prior to finishes being applied.
 - c) Works shall be completed in accordance with agreed details prior to occupation of each relevant dwelling.

Reason: In order to preserve and enhance the external appearance of the building.

8. Notwithstanding the approved plans and supporting information, prior to any additional works, details of additional Rainwater Goods, shall have been submitted to and have been approved by, the local planning authority. All works shall be carried out in accordance with the agreed scheme and retained hereafter. Timber fascia's shall be painted/retained as black.

Reason: In order to preserve and enhance the external appearance of the building.

9. Notwithstanding the approved plans and supporting information, prior to its instalment, details of any additional lighting to car park, paths and cycle store, shall have been submitted to and have been approved by, the local planning authority. All works shall be carried out in accordance with the agreed scheme and retained hereafter.

Reason: In order to preserve and enhance the setting of the building.

10. Notwithstanding the approved plans and supporting information, prior to its installation, details of the proposed materials for the flat roof, shall have been submitted to and have been approved by, the local planning authority. All works shall be carried out in accordance with the agreed scheme and retained hereafter.

Reason: In order to preserve and enhance the external appearance of the building.

11.
 - a) Notwithstanding the approved plans and supporting information., a scheme for the reinstatement of the ridge tiles to match historic designs shall be submitted to and agreed in writing by the LPA, prior to any additional works. For the avoidance of doubt, ridge tiles to the main ridges shall be clay slotted rolltop ridge tiles with a fleur-de-lys insert, plainer roll top ridge tiles may be used to secondary ridges and angled clay ridge tiles shall be used on the lowest ridges to the rear.
 - b) Samples of each type of ridge tile and supporting roof plans identifying the location(s) they are to be used, shall be submitted to the Local Planning Authority and agreed in writing prior to installation.
 - c) The works shall be completed in accordance with the agreed details prior to occupation of any part of the building and retained hereafter.

Reason: In order to preserve and enhance the external appearance of the building.

12. Notwithstanding the approved plans and supporting information, prior to commencement of any works to the chimney or installation of any vents, details of works to the chimney and details of vents, shall have been submitted to and have been approved by, the local planning authority. All works shall be carried out in accordance with the agreed scheme and retained hereafter.

Reason: In order to preserve and enhance the external appearance of the building.

13. Prior to their installation details of proposals for alterations/insulation/ventilation/repair/any repainting works to the timber roof structure should be provided for consideration (insofar as is possible to describe in advance of fuller site investigations), shall be have been submitted to and been approved by, the local planning authority, details should include sections through showing roof timbers/parapets and a justification for alterations (e.g, quantifying energy conservation benefits and demonstrating the proposal is the most sensitive option).

Reason: In order to preserve and enhance the external appearance of the building.

14. Prior to their installation, an updated Schedule of Works shall be submitted to and have been approved by, the local planning authority, together with sufficient supporting information & plans to demonstrate a suitable approach to wall linings/insulation/pointing/cavity drainage, including how it interacts with the flooring proposals at ground floor. All works shall take place in accordance with the details approved.

Reason: In order to preserve and enhance the internal and external appearance of the building.

15. Notwithstanding the approved plans and supporting information, a detailed schedule and specification of boundary treatments (including railings and corner gates) to Huyton Hey Road shall be submitted to the Local Planning Authority and agreed in writing prior to occupation. The works shall be completed in accordance with the

agreed details prior to occupation of any part of the building and retained hereafter.

Reason: In order to preserve and enhance the setting of the building.

16. Notwithstanding submitted details, prior to installation of surfacing, details of surfacing materials for footpaths, shall have been submitted to and have been approved by, the local planning authority. All works shall be carried out in accordance with the agreed scheme and retained hereafter.

Reason: In order to preserve and enhance the external appearance of the building.

17. Notwithstanding submitted details, prior to occupation of the building, details of proposed ground levels to reduce internal damp in the building, shall have been submitted to and have been approved by, the local planning authority. All works shall be carried out in accordance with the agreed scheme and retained hereafter.

Reason: In order to preserve and enhance the external appearance of the building.

18. Notwithstanding submitted details, prior to occupation of the building, details of landscaping, shall have been submitted to and have been approved by, the local planning authority. All works shall be carried out in accordance with the agreed scheme and retained hereafter. Notwithstanding the details shown on the approved drawings, no part of the development shall be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority.

The details shall relate to all land surfaces not built upon and shall include:

- a) Land-levels and gradients resulting in the formation of any banks, terraces or other earthworks
- b) hard surfaced areas and materials,
- c) planting plans, specifications and schedules, planting size, species and numbers/densities, trees to be retained and a scheme for the timing / phasing of work.
- d) existing plants / trees to be retained
- e) A detailed regime for the ongoing and longer term maintenance of all soft landscaping is also required to be submitted for approval.

The approved landscaping works shall be implemented and completed prior to the occupation of the dwelling to which it relates unless otherwise agreed in writing by the Local Planning Authority.

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and to comply with Saved Policy H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

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 :-

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 (Andrew Hunt on 0151 443 2204)

- 1 The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.



Executive Director – Regeneration and Economic Development

Date: 7 February 2025

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.