



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: 25/00407/LBC

Name and address of applicant

Mr Dale Kenningham
Wayside
Pex Hill
Cronton
Widnes
Knowsley
WA8 5QN
United Kingdom

Name and address of agent

James Reid Partnership
The Willows
Bury Road
Rawtenstall
Lancs
BB4 6JS
United Kingdom

Date of Receipt: 2 July 2025

Date Valid: 2 July 2025

Address/Location Of Development

**Wayside
Pex Hill
Cronton
Knowsley
WA8 5QN**

Description of Development

**DEMOLITION OF GRADE 2 LISTED BUILDING, LINKED WITH PLANNING
APPLICATION FOR ERECTION OF 1NO. TWO STOREY DWELLING ON SITE
(25/00317)**

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 works must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed pursuant to Section 18 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

3. The demolition of the listed building shall not take place until the Local Planning Authority has approved in writing:
 - (i) a certified copy of the executed redevelopment contract for the complete redevelopment of the site. The contract must include the scope of works, programme, and obligations necessary to secure the comprehensive redevelopment of the site and the Principal Contractor must be identified. Contracts limited solely to enabling works, site clearance, or investigations shall not satisfy this condition; and
 - (ii) evidence that funding required to deliver the redevelopment is in place, such as a lender's confirmation, funding agreement, or equivalent legally binding financial guarantee.

Following demolition the approved redevelopment shall be commenced within 6 months of the date of demolition, or as otherwise agreed by virtue of the timescale being within the contract of the carrying out of redevelopment works required to be submitted and agreed in writing pursuant to this condition, and thereafter such redevelopment works carried out only in accordance with planning permission 25/00317/FUL.

Reason: To ensure that demolition of the listed building structure is only undertaken where the approved redevelopment of the site is secured and implemented, in the interests of safeguarding the historic environment and visual amenity of the area in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

4. Prior to the commencement of any demolition, dismantling, or other works that would affect the fabric of the listed building structure, a programme of building recording must be carried out by a suitably qualified heritage specialist in accordance with a Written Scheme of Investigation (WSI) previously submitted to and agreed in writing by the Local Planning Authority.

The WSI must include:

- The level of recording to be undertaken (usually Historic England Level 1-4).
- Methodology for survey, photography and written description.
- Timetable for the recording work.
- Details of archive deposition in an appropriate local Historic Environment Record.

No demolition or other works to the listed building structure shall take place until the Local Planning Authority has confirmed in writing that the requirements of the WSI have been met. A copy of the completed building structure record shall be submitted to the Local Planning Authority to be approved in writing and a copy deposited in the local Historic Environment Record before demolition commences.

Reason: To secure an appropriate level of historic building recording prior to the loss of any remaining significance arising from demolition in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, NPPF para. 208-210 and Saved Policies CS2 and CS20 of the Knowsley Local Plan Core Strategy adopted January 2016.

5. The applicant or their agents should secure the implementation and submission of a report on a programme of archaeological monitoring and recording (watching brief) to be undertaken during any development works including demolition/dismantling. That programme of archaeological works should be undertaken in accordance with a Project Design which has been submitted to and approved in writing by the Local Planning Authority prior to any works including demolition taking place. The Project Design must include the following five steps:
- A phased programme and methodology of site investigation and recording.
 - A programme for post-investigation reporting to include production of a final report of the significance of the below-ground archaeological interest.
 - Provision for appropriate publication and dissemination of the archaeology and history of the site.
 - Provision for archive deposition of the report, finds and records of the site investigation.
 - Nomination of a competent person or persons / organisation to undertake the works set out within the approved Project Design.

Reason: To secure an appropriate level of archaeological recording prior to the erection of the building hereby permitted in accordance with NPPF para. 208 and Saved Policies CS2 and CS20 of the Knowsley Local Plan Core Strategy adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
02/07/2025	19-AC-3748A	-	STRUCTURAL ENGINEERS REPORT - ADDENDUM REPORT
02/07/2025	9137-ADS-XX-XX-RP-S-001	-	STRUCTURAL ENGINEERS REPORT
02/07/2025	-	-	THE LOCATION PLAN
02/07/2025	WAY-002	-	EXISTING PLANS AND ELEVATIONS
02/07/2025	WAY-004	-	EXISTING SITE PLAN

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 :-

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

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)

DQ6 - Demolition of Buildings and Structures in Conservation Areas

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 (Lee Osborne on 0151 443 2395)

- 1 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Standing Advice valid from 1st January 2025 until 31st December 2026

- 2 Merseyside Fire Authority



Executive Director - Regeneration and Economic Development

Date: 19 December 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.

Knowsley MBC
Planning Department
Municipal Buildings
Archway Road
Huyton
L36 9YU

Email:
dcconsultations@knowsley.gov.uk

**Merseyside Fire & Rescue Authority
Community Fire Protection**

Fire Engineering Team
Service Headquarters
Bridle Road
Bootle
Merseyside
L30 4YD

Telephone: 0151 296 6590 (Calls may be recorded)
Inspecting Officer: David Shawcroft
Email: fireengineeringteam@merseyfire.gov.uk
web Site: www.merseyfire.gov.uk

Your ref: 25/00407/LBC

Our ref:00459997/1340699/DS/LD

Date:29th July 2025

Dear Sir/Madam,

THE TOWN AND COUNTRY PLANNING ACT 1990

PLANNING APPLICATION NUMBER REF: 25/00407/LBC

**PROPOSAL: DEMOLITION OF GRADE 2 LISTED BUILDING LINKED WITH
PLANNING APPLICATION FOR ERECTION OF 1NO. TWO STOREY DWELLING ON
SITE (25/00317)**

ADDRESS: Wayside Pex Hill Cronton

The Fire Authority requests that any decision notice includes the following information.

The plans relating to the above application have been examined and below are the Fire Authority's observations:

Access for Fire Fighting

- Access for fire appliances should comply with the requirements of Section B5, Schedule 1 of the Building Regulations. Provisions for access will depend on the size and use of the building. The design of the access route, for example minimum road widths and maximum reversing distances, should also be considered (Appendix A, attached).
- In accordance with Section 55 of the County of Merseyside Act 1980, the position of the premises should not compromise or impede existing means of fire service access to a neighbouring building.

Water Provision

- Water supplies for firefighting purposes should be risk assessed in accordance with the undermentioned guidance in liaison with the water undertakers (United Utilities - 0161 907 7351) with suitable and sufficient fire hydrants supplied.
- Consideration should be given to the recommendations within the 'National guidance document on the provision of water for firefighting', produced by the Local

Government Association and Water UK, available for free download via:
<https://www.water.org.uk/wp-content/uploads/2018/11/national-guidance-document-on-water-for-ffq-final.pdf>

Further information regarding access requirements can be found in the current version of Approved Document B, which is available for free download via:
<https://www.gov.uk/government/publications/fire-safety-approved-document-b>

Should you require any further information in respect of this correspondence please contact the Officer named above.

Yours faithfully

A handwritten signature in black ink, appearing to read 'D. Shawcroft', written in a cursive style.

David Shawcroft

Authorised Fire Safety Inspecting Officer
And on behalf of Merseyside Fire and Rescue Authority

Appendix A - Access and Facilities for the Fire Service as given in Section B5 of Approved Document B

Domestic Dwellings

For dwelling houses, access for a pumping appliance should be provided to within 45m of all points inside the dwelling house.

For flats, either: access for a pumping appliance should be provided to within 45m of all points inside each flat of a block, measured along the route of the hose; or fire mains should be provided.

Commercial Buildings

Small buildings (up to 2000m², with a top occupied storey a maximum of 11m above ground level), require access for a pump appliance to 15% of the perimeter, or within 45m of every point of the footprint of the building, whichever is the less onerous.

Larger buildings will require access to a percentage of the perimeter that increases incrementally with size of the total floor area and height of building – please see details in Approved Document B Volume 2 Section 15.

Elevations to which vehicle access is provided will require a door, to give access into the building. The maximum distance between doors, or between a door and the end of the elevation, is 60m (i.e. a 150m elevation would need a minimum of two doors).

All Buildings

Access routes and hardstanding should comply with Table 13.1 ADB Volume 1 / Table 15.2 ADB Volume 2. Please note: MFRS appliances are 17 tonnes (pump) and 26 tonnes (high reach).

Dead-end access routes longer than 20m require turning facilities (e.g. a turning circle or hammer head, or other turning point).

Where fire mains are fitted, access should be provided for a pumping appliance to within 18m of each fire main inlet connection point. Inlets should be on the face of the building and visible from the parking position of the appliance. The run of horizontal internal connecting pipe should be a maximum of 18m in length.

Buildings with a storey more than 18m above the fire service vehicle access level, or a basement more than 10m below, should have one or more firefighting shafts containing fire-fighting lifts and fire mains (a minimum of two fire-fighting shafts will be required for buildings with a floor area of 900 m² or more).

Buildings in the 'shop and commercial', 'assembly and recreation' or 'industrial' purpose groups (Groups 4, 5, or 6), with a storey area of 900m² or more and a storey height of 7.5m or more above fire service vehicle access level will require at least two firefighting shafts (firefighting lifts may not be needed).

Entry to a firefighting shaft at fire service access level should be available either directly from the open air or by way of a protected corridor not exceeding 18m in length. The corridor is deemed to be part of the firefighting shaft, and any access to it from the accommodation should be by way of protected lobbies.

Hydrants

Where a building has a compartment with an area of more than 280m² and is being erected more than 100m from an existing fire hydrant, additional hydrants are required as follows:

Buildings with fire main – hydrant within 90m of dry fire main inlet;

Buildings without fire main – hydrant within 90m of an entrance to the building; and a maximum of 90m apart.