



Knowsley Council

**REGENERATION AND ECONOMIC
DEVELOPMENT DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 192
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) ORDER 2015
(AS AMENDED)

**REFUSAL OF CERTIFICATE OF LAWFUL USE OR
DEVELOPMENT**

Application No: 25/00213/CLD

Name and address of applicant

Open-Care Northwest Ltd
71-75 Shelton Street
Covent Garden
London
WC2H 9JQ

Name and address of agent

Robert Parle
222 Thomas Drive
Liverpool
L14 3LF

Date of Receipt: 31 March 2025

Date Valid: 30 April 2025

FIRST SCHEDULE

CERTIFICATE OF LAWFULNESS FOR RESIDENTIAL DWELLING (USE CLASS C3) TO CHILDRENS
CARE HOME (USE CLASS C2) FOR A MAXIMUM OF 2NO. CHILDREN

SECOND SCHEDULE

13 Calder Close, Tower Hill, Kirkby, Knowsley, L33 4DA

In pursuance of their powers under the above mentioned Act and Order, Knowsley Metropolitan Borough Council as local planning authority HEREBY REFUSE your application, dated 31 March 2025, for a certificate of lawful use or development under Section 192 of the Act, for the development described in the First Schedule to this Certificate in respect of the land specified in the Second Schedule to this Certificate.

The grounds for the Council's decision are as follows:-

1. Due to the large number of staff, presence of a manager on site, along with the number of children and their complex social, behavioural, and emotional needs and associated support staff, the level of activity at the premises would exceed a typical residential unit. Therefore, the proposal constitutes a material change of use of the property from C3 (dwelling house) to C2 (provision of residential accommodation and care to people in need of care) for which planning permission is required.

Executive Director - Regeneration and Economic Development

On Behalf of: Knowsley Metropolitan Borough Council

Date: 7 May 2025

Notes

1. If you are aggrieved by the decision of the Council to refuse an application for a certificate under sections 191 or 192 of the Town and Country Planning Act 1990 (as amended) or to refuse it in part you may appeal to the Secretary of State under Section 195 of the Act (as amended).
2. Notice of appeal must be given in writing to the Planning Inspectorate, PO Box 326, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS99 7XF. Copies of all relevant documents, including the application, the notice of decision and all plans, drawings and correspondence must be supplied to the Secretary of State.
3. You are advised to consult the brief official guide to applications and appeals, published by the Department of Communities and Local Government, which is available at <http://www.communities.gov.uk/documents/planningandbuilding/pdf/developmentcertificates.pdf>