



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: 23/00030/LBC

Name and address of applicant

Mr Chris Cannon
Tarbock Hall Estate, Shippon Three
Ox Lane
Tarbock Green
Knowsley
L35 1QA

Name and address of agent

Damian Field Architects Ltd
Springwood House
4 Rose Lane
Mossley Hill
Liverpool
L18 5ED

Date of Receipt: 24 January 2023

Date Valid: 8 March 2023

Address/Location Of Development

Shippon Two And Shippon Three - Tarbock Hall Estate
Ox Lane
Tarbock Green
Knowsley
L35 1QA

Description of Development

**REFURBISHMENT WORKS COMPRISING OF RECONFIGURATION OF SHIPPON 2
AND 3 INCLUDING REPLACEMENT OF 1 NO. WINDOW**

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: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:-

- a. Window Details - 05 - Rev A (received 25/09/2023)
- b. Proposed Ground Floor Plan - 03 Rev B - (received 25/09/2023)
- c. Proposed First Floor Plan and Elevations - 04 Rev A - (received 25/09/2023)
- d. Party Wall Assembly BG Approved Systems - 06 (received 07/03/2023)
- e. Party Wall Assembly BG Approved Systems - 07 (received 07/03/2023)
- f. Proposed Ground Floor Plan General Arrangement - 03 Rev A - (received 07/03/2023)
- g. Site Location Plan - 10 (received 07/03/2023)
- h. Proposed Site Layout - 09 - (received 07/03/2023)

Reason: For the avoidance of doubt.

3. Details Required

- a. Prior to forming the new party floor, full opening up of the party floor/ceiling shall be carried out to determine whether any historic features are concealed within the area of the structure to be upgraded. Comprehensive photographs of the area shall be taken and submitted to the LPA. If historic fabric is found, the submission to the LPA shall also include annotated scale drawn cross sections of the floor sufficient to demonstrate how any historic features will be altered and/or integrated into the scheme design. No works to construct the party floor and/or alter services in this area shall be undertaken until the LPA has confirmed their agreement in writing.

Compliance Conditions

- b. Notwithstanding the beading details provided for proposed windows, the profile of the external beading to glazing of the new window, shall match that of existing windows.
- c. Windows shall be constructed in timber with a painted finish to match the existing green colour.

Reason: In order to avoid harm to heritage.

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

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)

Article 35 Statement

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.

Informative

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 Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2023 until 31st December 2024

Executive Director - Regeneration and Economic Development

Date: 31 January 2024

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.