

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

APPLICATION NO: 23/00030/LBC **CASE OFFICER:** Andrew Hunt

WARD: Halewood North **PARISH:** Tarbock
Parish Council

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

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

Site Description

The application site is a courtyard type building joint to two other properties. There is also a property (Tarbock Hall) to the south and other properties to the northwest, west and southwest. The dwelling is at the end of a minor road (Ox Lane) which is just off the B5178. The main village of Tarbock is to the southeast of the site.

Proposal

The proposal is for refurbishment works comprising of reconfiguration of Shippon 2 and 3 including replacement of 1 no window.

Consultations

Conservation – No objection subject to conditions in relation to beading details provided for proposed windows and opening up of the party floor/ceiling.

Representations

This application has been publicised by letters sent to 5 neighbours and by site and press notices. No objections have been received.

Planning History

None relevant at the site.

Relevant Policy

Paragraph 11 of the National Planning Policy Framework (NPPF) states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies

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in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The development plan in Knowsley comprises the Saved Policies of the Replacement Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application.

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)

N/A

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.

ISSUES AND ASSESSMENT:

IMPACT ON TARBOCK HALL (Grade II) LISTED BUILDING

Core Strategy Policy CS20 states that development proposals in Knowsley should preserve or enhance the borough's historic and architectural assets, including Conservation Areas.

NPPF Para 197 states that In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

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c) the desirability of new development making a positive contribution to local character and distinctiveness.

NPPF Para 202 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The application site is within the setting of a Grade II Listed Building (Tarbock Hall) located to the south. The proposed changes are small scale involving mostly internal re -configuration with the replacement of 1 external window.

The internal changes due to their nature will not impact on the setting of Tarbock Hall provided a condition is attached to open up of the party/floor/ceiling to assess the historic features of the building. The proposed replacement window is acceptable in principle subject to minor changes to the beading details. Overall, the development will not harm the setting of Tarbock Hall provided appropriate conditions are attached. This is supported by the council's conservation officer who has no objection to the development subject to condition.

CONCLUSION

The development is acceptable in principle and would not cause harm in relation to Heritage. The proposed development complies with policies included within the Core Strategy (2016), Knowsley Replacement Unitary Development Plan (saved policies 2009) and National Planning Policy Framework (2019).

RECOMMENDATION:

That Listed Building Consent be granted subject to the following conditions:

- 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.

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3) Conservation Details

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.

<u>Signed Case Officer¹:</u>	<u>Andrew Hunt</u>
<u>Signed Authorising Officer²:</u>	<u>K Foster</u>
<u>Date:</u>	<u>31 January 2024</u>

1 I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

2 I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

INFORMATIVES

1) Coal

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

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