



Knowsley Council

**REGENERATION AND ECONOMIC DEVELOPMENT
DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 24/00445/FUL

Name and address of applicant

David Lee
Foxhill House Foxhill Lane
Halewood
Knowsley
L26 4XG

Name and address of agent

Extension Plans UK
85 Uxbridge Road
Ealing Cross
London
W5 5BW

Date of Receipt: 19 August 2024

Date Valid: 28 August 2024

Address/Location Of Development:

**Foxhill House
Foxhill Lane
Halewood
Knowsley
L26 4XG**

Description of Development:

**ERECTION OF SINGLE STOREY REAR EXTENSION (DEMOLITION OF
OUTRIGGER EXTENSION)**

The Council of the Metropolitan Borough of Knowsley hereby give notice in pursuance of the above Act(s) that Planning Permission has been **granted** for the carrying out of the development referred to above in accordance with the application and plans submitted subject to the following condition(s):

1. The development 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 approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

3. Notwithstanding any description of materials in the application, no part of the development (including demolition works) hereby permitted shall take place until samples and a full specification of materials to be used externally on the development have been submitted to and approved in writing by the Local Planning Authority.

Such details shall include:

- the type, colour and texture of the materials.
- pointing mortar mix, joint thickness and finish profile
- Details of rainwater goods, soffits and fascias.

For the avoidance of doubt:

- Facing brick shall match the existing brickwork adjacent in respect of dimensions, colour, texture, face bond, and pointing.
- Rainwater goods (gutters, downpipes/hopper heads/soil pipes and associated items) on visible elevations shall be cast iron / cast aluminium and shall be finished black within three months of being placed on the building the subject to this permission and shall be retained as such at all times thereafter
- All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing original work adjacent in respect of methods, detailed execution and finished appearance and in accordance with details which inform the above submission.

The development shall be carried out only in accordance with the agreed samples and schedule of materials.

Reason: To preserve the special and historic character of a Grade II Listed Building and to comply with the National Planning Policy Framework (2024), Saved Policies H8 and G7 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policies CS2, CS5, CS19 and CS20 of the Knowsley Local Plan: Core Strategy, adopted January 2016, and the Householder Development SPD (2016).

4. Notwithstanding any description in the application or details provided, prior to the commencement of any part of the development, full details of the proposed windows and doors to be installed in the development hereby approved, shall be submitted to and approved in writing by the Local Planning Authority.

Details shall include large scale elevational and sectional drawings including 1:10 scale, or scale otherwise agreed, cross-section drawings. The submitted details shall include but not be limited to the following detail:

- Materials (for the avoidance of doubt this should be timber);
- Cross sections for glazing bars, sills, heads. at a scale of 1:20
- Method of opening;
- Method of glazing;
- Finished colour and specification of any windows and doors to be formed as part of the development (paint specification should be off white paint. Product specification or RAL number should be supplied); and
- Details of ironmongery.

The development shall be carried out only in accordance with the approved details and windows and doors shall be maintained as such thereafter.

Reason: To preserve the special architectural and historic character of a Grade II Listed Building and to comply with the National Planning Policy Framework (2024), Saved Policies H8 and G7 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and Policies CS2, CS8, CS19 and CS20 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

5. Acoustic fencing / hoarding shall be erected along the rear of the application site boundary for the duration of any demolition and construction period of works that will take place between 1 September and 31 March.

Precise scheme details of acoustic fencing / hoarding that shall be erected along the rear boundary of the application site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any demolition or construction works that are to be carried out between 1 September and 31 March.

The approved acoustic fencing / hoarding shall be installed in accordance with the approved details prior to the commencement of such works and shall be retained in place for the duration of the demolition and construction period occurring within the specified timeframe.

The approved fencing / hoarding shall be removed in its entirety immediately following first occupation of the use of the extension hereby permitted.

Reason: In the interests of mitigating disturbance impacts in terms of noise and visual disturbance effects from related demolition / construction related activities and to ensure that there will be no adverse effect of the integrity of identified international and national sites; and to preserve the special architectural and historic character of a Grade II Listed Building and to comply with the National Planning Policy Framework(2024), Saved Policies H8 and G7 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policies CS2, CS8, CS19 and CS20 of the Knowsley Local Plan: Core Strategy, adopted January 2016, and the Householder Development SPD (2016).

6. Notwithstanding any details shown on the approved plans and submitted documents, this permission relates solely to the single storey rear extension hereby approved. No approval is granted for any other works, alterations, or development on the site beyond those explicitly described in the application.

Reason: To ensure clarity regarding the scope of the permission and to prevent any unauthorised development that may have an adverse impact on the character of a Grade II Listed Building and to comply with the National Planning Policy Framework (2024), Saved Policies H8 and G7 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policies CS2, CS19 and CS20 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
26/09/2025	FH-R03-PR-102	R03	PROPOSED GROUND FLOOR PLAN
26/09/2025	FH-R03-PR-103	R03	PROPOSED ROOF PLAN
26/09/2025	FH-R03-PR-104	R03	PROPOSED ELEVATIONS
21/11/2025	FH-R03-PR-105	R04	PROPOSED ELEVATIONS
26/09/2025	FH-R03-PR-101	R03	SITE PLAN
09/04/2025	D-CRPM-07	-	CLEMENT CONSERVATION

			ROOFLIGHT SLATE APPLICATION SIDE HUNG SHEET 1
09/04/2025	D-CRPM-02	REV G	CLEMENT CONSERVATION ROOFLIGHT SLATE APPLICATION SIDE HUNG SHEET 1
09/04/2025	D-CRPM-01	REV G	CLEMENT CONSERVATION ROOFLIGHT SLATE APPLICATION HORIZONTAL SECTION SHEET 1 OF 2
26/09/2025	-	-	DESIGN, ACCESS AND HERITAGE STATEMENT
11/04/2025	-	-	PHOTOGRAPHS OF EXSITING WINDOWS AND EXISISTING EXTENSION ROOF (PAGE 1 OF 2)
11/04/2025	-	-	PHOTOGRAPHS OF EXSITING WINDOWS AND EXISISTING EXTENSION ROOF (PAGE 2 OF 2)
06/11/2024	KN240012	Issue 1	HABITATS REGULATIONS ASSESSMENT
26/09/2025	FH-R03-PR- 101.1	-	LOCATION MAP

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:-

National Planning Policy Framework

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS5 - Green Belt

CS8 - Green Infrastructure

CS19 - Design Quality and Accessibility in New Development

CS20 - Managing the Borough's Historic Environment

CS21 - Greenspaces and Trees

CS24 - Managing Flood Risk

CS26 - Waste Management

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

H8 - Extensions and Alterations to Residential Properties

G7 - Alteration, Extension or Replacement of Existing Dwellings in the Green Belt

DQ2 - Security in the Built Environment

DQ4 - Trees and Development

ENV2 - Noise and Vibration

ENV3 - Light Pollution

SUPPLEMENTARY PLANNING DOCUMENTS

Ensuring a Choice of Travel SPD (2010)

Design Quality in New Development SPD (2016)

Householder Development SPD (2016)

Trees and Development SPD (2016)

This informative is only intended as a summary of the reason(s) for the granting of planning permission. Should you require any further details relating to the decision please contact the relevant case officer (Maxine Wishart on 0151 443 2319)

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.

NOTE FOR APPLICANT:

IMPORTANT - PLEASE READ CAREFULLY THE NOTES BELOW AS FAILURE TO COMPLY COULD MAKE THE DEVELOPMENT HEREBY PERMITTED UNAUTHORISED

- 1) This planning permission is granted in strict accordance with the approved plans. It should be noted however that:
 - a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.
 - b) You or your agent or any other person responsible for implementing this permission should inform Planning Services immediately of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new planning application.
- 2) This permission is granted subject to conditions and it is the owner of the property and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond.
- 3) If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent.
 - a) If a condition precedent is not complied with prior to the start of development, the whole of the development will be unauthorised and you may be liable to enforcement action.
 - b) In addition, if the requirements of a condition precedent are subsequently not complied with, the development is unauthorised and the only way to rectify the development is the submission of a new application.

If any other type of condition is breached then you will be liable to a breach of condition notice.

0 NOTE FOR APPLICANT: The applicant's attention is drawn to the following comments;

- 1 A precautionary principal has been followed to undertake a Habitats Regulations Assessment (HRA) as there are records of small numbers of on-breeding birds in the area. The development is adjacent to agricultural land which provides functionally linked habitat to international and national site. These are protected under the Conservation of Habitats & Species Regulations 2016 and Knowsley Local Plan Policy CS8 applies.

Due to the development's potential pathways and impacts on relevant sites a Habitats Regulations Assessment for likely significant effects which is attached.



Executive Director - Regeneration and Economic Development

Date: 28 November 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. You should ensure that you understand the requirements of all planning conditions and that you fully comply with their requirements. If you are in any doubt about what a condition requires of you, please ask us for assistance. Planning conditions may require you to submit further information to us and await our approval before you can start your development. A failure to do so could result in your development being unlawful and necessitate the submission of a further planning application. A failure to comply with the conditions of the permission/consent may result in the taking of enforcement and potentially legal action, against you to remedy the breach of planning control.**
- 4. A fee is normally payable to discharge planning conditions in accordance with government regulations.**
- 5. This permission does not convey any rights or approval to build on, or develop, any land that is not fully owned or controlled by you, including on party boundaries. You should satisfy yourself that the agreement of any adjoining landowners has been given prior to commencing any building works.**
- 6. 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. Knowsley Council's Building Control team are contactable on (0151)-443 2342 and they would be pleased to assist you.**

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.
- As this is a decision for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks 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.