



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: 24/00446/LBC

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
United Kingdom

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 AND INTERNAL ALTERATIONS
(DEMOLITION OF OUTRIGGER EXTENSION)**

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. 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. Notwithstanding any details shown on the approved plans and submitted documents, this permission relates solely to the single storey rear extension and the internal alterations 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-104	R03	PROPOSED ELEVATIONS
26/09/2025	FH-R03-PR-101	R03	SITE PLAN
21/11/2025	FH-R03-PR-105	R04	PROPOSED ELEVATIONS
26/09/2025	FH-R03-PR-103	R03	PROPOSED ROOF PLAN
26/09/2025	FH-R03-PR-102	R03	PROPOSED GROUND FLOOR 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 VERTICAL SECTION SHEET 2 OF 2
09/04/2025	D-CRPM-01	REV G	CLEMENT CONSERVATION ROOFLIGHT SLATE APPLICATION HORIZONTAL SECTION SHEET 1 OF 2
26/09/2025	FH-R03-PR-101.1	R03	LOCATION MAP
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)

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 :-

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 (Maxine Wishart on 0151 443 2319)

A handwritten signature in black ink, appearing to read 'D. Wilson', is positioned above the title of the Executive Director.

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. 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.