

<u>APPLICATION NO:</u>	25/00167/LBC	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Halewood North	<u>PARISH:</u>	Tarbock Parish Council
<u>LOCATION:</u>	Shippon One and Shippon Two – Tarbock Hall Estate, Ox Lane		
<u>PROPOSAL:</u>	CONVERSION OF 2 NO.DWELLINGS INTO 1 NO. DWELLING WITH ASSOCIATED INTERNAL RECONFIGURATION AND REPLACEMENT OF EXTERNAL DOOR AND WINDOW TO REAR ELEVATION		

Site Description

The application site is located at Shippon One and Shippon Two within the Tarbock Hall Estate. The site is designated as Green Belt within the Local Plan Policies Map. The property comprises a total of 3 properties which are adjoined and form an enlarged building, arranged in a courtyard layout as part of a larger former farmstead and are converted agricultural buildings to dwellings (approved under 05/00863/COU & Listed Building Consent 05/00865/LBC).

There is a property (Tarbock Hall) to the south, which is a Listed Building (Grade II) with further properties situated to the north-west, west and south-west. The property is located at the end of a minor highway (Ox Lane), accessed from Netherly Road (B5178). Tarbock Village is located to the south-east of the site.

Shippon 1 and 2 are not Listed Buildings and they are not located within a Conservation Area, however, they are located within the proximity and setting of the Tarbock Hall Farmhouse Listed Building (Grade II) and form part of its Listed curtilage; the buildings within the Tarbock Hall Estate form part of a traditional farmstead.

Proposal

The proposal would amalgamate Shippon 1 and 2 into a single dwelling with associated internal reconfiguration and replacement of external door and window to the (east-facing) rear elevation.

Internal access between the dwellings would be created by re-installing the historic opening between these two buildings.

The existing non-historic door and window to the rear elevation of the building would be replaced with new glazed timber door and sliding folding screens.

Additional internal works of new lightweight timber stud partitions do not involve the removal of any historic fabric.

Consultations

Conservation Officer: – No objections

Tarbock Parish Council: – No comments received.

Representations

This application has been publicised by letters sent to 5 neighbours. It has also been advertised by way of site notice and a press notice. No representations have been received.

Planning History

APP. NO: 23/00030/LBC

PROPOSAL: Refurbishment works comprising of reconfiguration of Shippon 2 and 3 including replacement of 1 no. window

DECISION: Granted

DECISION DATE: 31 January 2024

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 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.

The site is identified as a site allocated for housing development in the adopted Unitary Development Plan. As such, a domestic extension to the existing residential property is considered acceptable in principle, subject to compliance with local planning policy and guidance.

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 assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

ASSESSMENT

Policy CS19 of the Knowsley Local Plan: Core Strategy requires that development should *understand and respect the character and distinctiveness of places* and *promote good quality design*.

Policy CS20 of the Knowsley Local Plan: Core Strategy outlines the Local Planning Authority's approach to managing the Borough's historic environment and requires development proposals to *preserve or enhance the Borough's historic and architectural assets including buildings and structures of historical importance*.

The NPPF (Paragraph 210) requires that for the determination of 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*
- c) *The desirability of new development making a positive contribution to local character and distinctiveness.*

The NPPF (Paragraph 215) stipulates *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*.

IMPACT ON TARBOCK HALL (GRADE II) LISTED BUILDING

The application site is located within the setting of the Grade II Listed Building, Tarbock Hall) located to the south and therefore must be considered against the policy considerations set out above.

The application has been reviewed by the Conservation Officer and no objections, conditions or requests for additional information have been requested. The Officer considered the proposals to be acceptable.

The proposed changes comprise of internal re-configurations, which due to being confined to the internal layout the impacts would be restricted, and this element of the proposal would not result in any material change to the external appearance of the existing building. The internal access point will be through an original opening of the building. All further associated internal works, such as partitions to form a dressing room, ensuite or lobby would be in areas of existing modern construction within the buildings and therefore no historic fabric would be removed. The amalgamation of the 2 Shippons into a singular dwelling in of itself would not result in any harm to the setting of the Grade II Listed Building.

The exterior changes of replacement fenestration to the rear elevation are minor and small-scale. The modern timber window and the door at ground floor would be replaced with a glazed timber door and sliding folding system within the existing openings (with no historic fabric removed due to the proposals). The replacement fenestration would match the rest of the fenestration to the rear elevation of the building, previously approved and installed on the recent works to Shippon 1. These would be the same material (painted timber) and the same 'Tarbock Hall' design as previously approved under the original applications 05/00863/COU and 05/00865/LBC.

Overall, the proposed development would not harm the setting of Tarbock Hall and the information submitted is acceptable. This is supported by the Design and Conservation consultant.

SITE CONSTRAINTS (COAL)

The application site is identified as a low-risk area for previous coal mining and therefore an informative will be attached to make the applicant aware.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and highways. The proposal also complies with the relevant Core Strategy, Replacement UDP policies and guidance in the NPPF and is therefore recommended for approval subject to conditions.

Recommendation

That planning permission be granted 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) The proposed fenestration, hereby approved, shall be constructed in timber with a painted finish to match the existing green colour found to the rear elevation of the building

Reason: In order to avoid harm to heritage.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
23/04/2025	10	REV A	GLAZED DOOR ASSEMBLY STUDY
23/04/2025	11	REV A	SINGLE GLAZED DOOR FROM UTILITY ROOM
14/03/2025	-	-	PLANNING, CONSERVATION DESIGN & ACCESS STATEMENT
14/03/2025	03	-	PROPOSED GROUND FLOOR PLAN GENERAL ARRANGEMENT
14/03/2025	04	-	PROPOSED FIRST FLOOR PLAN GENERAL ARRANGEMENT
14/03/2025	06	-	PROPOSED ELEVATIONS GENERAL ARRANGEMENT
14/03/2025	09	-	SITE LOCATION PLAN
14/03/2025	08	-	PROPOSED SITE LAYOUT

Signed Case Officer¹:

Reece Black

Signed Authorising Officer²:

Jo Sheridan

Date:

09/07/2025

Informatives

- 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 Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Standing Advice valid from 1st January 2025 until 31st December 2026

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

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