



Knowsley Council

**REGENERATION AND ECONOMIC DEVELOPMENT
DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 24/00041/FUL

Name and address of applicant

Park Hall Huyton Ltd
C/o Neil Pike Architects
17-19 Chorley New Road
Bolton
BL14QR

Name and address of agent

Neil Pike Architects
Michigan House
17-19 Chorley New Road
Bolton
BL1 4QR

Date of Receipt: 29 January 2024

Date Valid: 31 January 2024

Address/Location Of Development:

The Park Hall
Huyton Hey Road
Huyton
Knowsley
L36 5SE

Description of Development:

**CHANGE OF USE OF FORMER CHURCH BUILDING TO 5 DWELLINGS, WITH
ASSOCIATED EXTERNAL CHANGES**

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 hereby permitted shall be carried out in accordance with the following approved plans and documents:-
 - a. Section Details - (Received 19/11/2024).
 - b. Conservation Sample Life - (Received 19/11/2024).
 - c. Proposed Elevations - (Received 15/10/2024).
 - d. Proposed First Floor Plan - (Received 15/10/2024).
 - e. Proposed Ground Floor Plan - (Received 15/10/2024).
 - f. Proposed Site Plan - (Received 15/10/2024).

- g. Window 22 and 23 - (Received 15/10/2024).
- h. Sash and Frame Sections - (Received 15/10/2024).
- i. Window 2 Drawing - (Received 15/10/2024).
- j. Window Detail - (Received 15/10/2024).
- k. Door Elevation 2 - (Received 15/10/2024).
- l. Door Drawing - (Received 15/10/2024).
- m. Park Hall Schedule of Works - (Received 15/10/2024).
- n. Floor Construction Statement - (Received 01/10/2024).
- o. Proposed Ground Floor Plan - (Received 01/10/2024).
- p. Dwelling 5 Proposed Section - (Received 23/07/2024).
- q. Dwelling 5 Proposed Floor Plans - (Received 23/07/2024).
- r. Dwelling 4 Proposed Section - (Received 23/07/2024).
- s. Dwelling 4 Proposed Floor Plans - (Received 23/07/2024).
- t. Dwelling 3 Proposed Section - (Received 23/07/2024).
- u. Dwelling 3 Proposed Floor Plans - (Received 23/07/2024).
- v. Dwelling 2 Proposed Section - (Received 23/07/2024).
- w. Dwelling 2 Proposed Floor Plans - (Received 23/07/2024).
- x. Dwelling 1 Proposed Floor Plans - (Received 23/07/2024).
- y. Location Plan - (Received 29/01/2024).

Reason: For the avoidance of doubt.

2. Notwithstanding the approved plans and supporting information, a comprehensive detailed written schedule and specification of works/method statements, samples and sectional drawings/plans describing works proposed to repair or alter external faces of walls, window surrounds, parapets and roof coverings to the former church shall be submitted to the Local Planning Authority and agreed in writing prior to any additional works to any of these elements to the building. Details shall include:
 - a. method statement, samples and specification describing indent/ mortar repair/replacement proposals for stonework (including window surrounds and mullions).
 - b. 1 sq m sample, method statement and specification of mortars for pointing
 - c. Samples shall be provided of any new slates and including tooling finishes.
 - d. proposals for any structural interventions to walls, tracery or other details, supported by a suitable structural survey.

The works shall be completed in accordance with the agreed details prior to occupation of any part of the building and retained hereafter.

Reason: In order to preserve and enhance the external appearance of the building.

3. Notwithstanding the approved plans and supporting information, prior to any additional works, large scale drawn elevations and sections sufficient to describe in full the designs and materials of new windows, indicating the reveals, tracery, proposals for stained glass, any putties or sealants and the designs and materials of any secondary glazing or fire measures behind all windows shall be submitted to and have been approved by the local planning authority. All window works should be required to be completed in accordance with the agreed scheme prior to occupation and retained hereafter.

Reason: In order to preserve and enhance the external appearance of the building.

4. Notwithstanding the approved plans and supporting information, prior to any additional works, details of Circular windows to rear transepts (north elevation) and other circular windows shall have been submitted to and have been approved by, the local planning authority. All works shall be carried out in accordance with the agreed scheme and retained hereafter.

Reason: In order to preserve and enhance the external appearance of the building.

5. Notwithstanding the approved plans and supporting information, prior to any additional works, details of Metal windows/stone Surrounds shall have been submitted to and have been approved by, the local planning authority. All works shall be carried out in accordance with the agreed scheme and retained hereafter.

Reason: In order to preserve and enhance the external appearance of the building.

6. Notwithstanding the approved plans and supporting information, prior to any additional works, details of Tracery windows on all elevations shall have been submitted to and have been approved by, the local planning authority. All works shall be carried out in accordance with the agreed scheme and retained hereafter.

Reason: In order to preserve and enhance the external appearance of the building.

7.
 - a) Notwithstanding the approved plans and supporting information relating to the main entrance doors to units 1 & 5, scale drawn elevations and sections showing the full construction details of the timber doors at no less than 1:10 shall be submitted to the Local Planning Authority and agreed in writing prior to installation of the doors. The elevations and sections shall show accurate restoration of the doors and decorative metalwork.
 - b) Details of finishes to all door and associated ironmongery shall be submitted and agreed in writing prior to finishes being applied.
 - c) Works shall be completed in accordance with agreed details prior to occupation of each relevant dwelling.

Reason: In order to preserve and enhance the external appearance of the building.

8. Notwithstanding the approved plans and supporting information, prior to any additional works, details of additional Rainwater Goods, shall have been submitted to and have been approved by, the local planning authority. All works shall be carried out in accordance with the agreed scheme and retained hereafter. Timber fascia's shall be painted/retained as black.

Reason: In order to preserve and enhance the external appearance of the building.

9. Notwithstanding the approved plans and supporting information, prior to its instalment, details of any additional lighting to car park, paths and cycle store, shall have been submitted to and have been approved by, the local planning authority. All works shall be carried out in accordance with the agreed scheme and retained hereafter.

Reason: In order to preserve and enhance the setting of the building.

10. Notwithstanding the approved plans and supporting information, prior to its installation, details of the proposed materials for the flat roof, shall have been submitted to and have been approved by, the local planning authority. All works shall be carried out in accordance with the agreed scheme and retained hereafter.

Reason: In order to preserve and enhance the external appearance of the building.

11. a) Notwithstanding the approved plans and supporting information., a scheme for the reinstatement of the ridge tiles to match historic designs shall be submitted to and agreed in writing by the LPA, prior to any additional works. For the avoidance of doubt, ridge tiles to the main ridges shall be clay slotted rolltop ridge tiles with a fleur-de-lys insert, plainer roll top ridge tiles may be used to secondary ridges and angled clay ridge tiles shall be used on the lowest ridges to the rear.
b) Samples of each type of ridge tile and supporting roof plans identifying the location(s) they are to be used, shall be submitted to the Local Planning Authority and agreed in writing prior to installation.
c) The works shall be completed in accordance with the agreed details prior to occupation of any part of the building and retained hereafter.

Reason: In order to preserve and enhance the external appearance of the building.

12. Notwithstanding the approved plans and supporting information, prior to commencement of any works to the chimney or installation of any vents, details of works to the chimney and details of vents, shall have been submitted to and have been approved by, the local planning authority. All works shall be carried out in accordance with the agreed scheme and retained hereafter.

Reason: In order to preserve and enhance the external appearance of the building.

13. Prior to their installation details of proposals for alterations/insulation/ventilation/repair/any repainting works to the timber roof structure should be provided for consideration (insofar as is possible to describe in advance of fuller site investigations), shall be have been submitted to and been approved by, the local planning authority, details should include sections through showing roof timbers/parapets and a justification for alterations (e.g, quantifying energy conservation benefits and demonstrating the proposal is the most sensitive option).

Reason: In order to preserve and enhance the external appearance of the building.

14. Prior to their installation, an updated Schedule of Works shall be submitted to and have been approved by, the local planning authority, together with sufficient supporting information & plans to demonstrate a suitable approach to wall linings/insulation/pointing/cavity drainage, including how it interacts with the flooring proposals at ground floor. All works shall take place in accordance with the details approved.

Reason: In order to preserve and enhance the internal and external appearance of the building.

15. Notwithstanding the approved plans and supporting information, a detailed schedule and specification of boundary treatments (including railings and corner gates) to Huyton Hey Road shall be submitted to the Local Planning Authority and agreed in writing prior to occupation. The works shall be completed in accordance with the agreed details prior to occupation of any part of the building and retained hereafter.

Reason: In order to preserve and enhance the setting of the building.

16. Notwithstanding submitted details, prior to installation of surfacing, details of surfacing materials for footpaths, shall have been submitted to and have been

approved by, the local planning authority. All works shall be carried out in accordance with the agreed scheme and retained hereafter.

Reason: In order to preserve and enhance the external appearance of the building.

17. Notwithstanding submitted details, prior to occupation of the building, details of proposed ground levels to reduce internal damp in the building, shall have been submitted to and have been approved by, the local planning authority. All works shall be carried out in accordance with the agreed scheme and retained hereafter.

Reason: In order to preserve and enhance the external appearance of the building.

18. Notwithstanding submitted details, prior to occupation of the building, details of landscaping, shall have been submitted to and have been approved by, the local planning authority. All works shall be carried out in accordance with the agreed scheme and retained hereafter. Notwithstanding the details shown on the approved drawings, no part of the development shall be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority.

The details shall relate to all land surfaces not built upon and shall include:

- a) Land-levels and gradients resulting in the formation of any banks, terraces or other earthworks
- b) hard surfaced areas and materials,
- c) planting plans, specifications and schedules, planting size, species and numbers/densities, trees to be retained and a scheme for the timing / phasing of work.
- d) existing plants / trees to be retained
- e) A detailed regime for the ongoing and longer term maintenance of all soft landscaping is also required to be submitted for approval.

The approved landscaping works shall be implemented and completed prior to the occupation of the dwelling to which it relates unless otherwise agreed in writing by the Local Planning Authority.

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and to comply with Saved Policy H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

19. The proposed development shall not be brought into use until precise scheme details of the proposed bin stores and cycle storage has been submitted to and approved in writing by the Council as Local Planning Authority. This shall include elevations and floorplans. The scheme shall be implemented as agreed before any part of the development has been brought into use. For the avoidance of doubt, long stay cycle parking must be covered and offer a means to secure the frames of individual cycles.

Reason: To ensure that adequate provision is made for parking cycles securely and to comply with Policy CS7 of the Core Strategy, adopted January 2016 to preserve the setting of the building.

20. No dwelling hereby approved shall be occupied until a full fibre broadband connection has been installed and made available for use.

Reason: To support economic growth in accordance with NPPF Para 119.

21. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to the

Local Planning Authority. Development on the part of the site affected must be halted and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented prior to the development (or relevant phase of development) being brought into use.

Reason: To prevent harm to human health from contamination.

22. No soil is to be imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development; a suitable methodology for testing this material should be submitted to and agreed by the Local Planning Authority prior to the soils being imported onto site, this information is to be supplied on a MONTHLY basis. The methodology should include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out and evidence submitted to and approved in writing to by the Local Planning Authority.

Reason: To prevent harm to human health from contamination.

23. In relation to the tree located on the corner of Huyton Hey Road and Huyton Church Road, no work should take place to or within the Root Protection Zone of this tree, nor should any materials be staked in this area.

Reason: In order to protect the existing tree.

24. No construction / demolition work shall take place outside the hours of 08:00-18:00 hours Monday to Friday, 08:00-13:00 hours Saturday and not at all on Sundays/Public Holidays.

Reason: In order to protect neighbours from noise.

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

CS7 - Transport Networks

CS8 - Green Infrastructure

CS19 - Design Quality and Accessibility in New Development

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

DQ5 - Development in Conservation Areas

H5 - Development within Primarily Residential Areas

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 (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.

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.



Executive Director - Regeneration and Economic Development

Date: 7 February 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 minor commercial 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.

Knowsley MBC
Planning Department
Municipal Buildings
Archway Road
Huyton
L36 9YU

Email: dcconsultations@knowsley.gov.uk

**Merseyside Fire & Rescue Authority
Community Fire Protection**

Fire Engineering Team
Service Headquarters
Bridle Road
Bootle
Merseyside
L30 4YD

Telephone: 0151 296 6590 (Calls may be recorded)
Inspecting Officer: Alison Harrison
Email: fireengineeringteam@merseyfire.gov.uk
web Site: www.merseyfire.gov.uk

Your ref: 24/00041/FUL

Our ref: 00448215/1137403/AH/HH

Date: 5th March 2024

Dear Sir/Madam,

THE TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATION NUMBER REF: 24/00041/FUL
PROPOSAL: CHANGE OF USE OF FORMER CHURCH BUILDING TO 5 DWELLINGS
WITH ASSOCIATED EXTERNAL CHANGES
ADDRESS: The Park Hall Huyton Hey Road Huyton Knowsley L36 5SE

The Fire Authority requests that any decision notice includes the following information;

The plans relating to the above application have been examined and below are the Fire Authority's observations:

- * Access for fire appliances should comply with the requirements of Section B5, Schedule 1 of the Building Regulations. Provisions for access will depend on the size and use of the building. The design of the access route, for example minimum road widths and maximum reversing distances, should also be considered (Appendix A, attached).
- * In accordance with Section 55 of the County of Merseyside Act 1980, the position of the premises should not compromise or impede existing means of fire service access to a neighbouring building.
- * Water supplies for firefighting purposes (Appendix B) should be risk assessed in accordance with the undermentioned guidance in liaison with the water undertakers (United Utilities - 0161 907 7351) with suitable and sufficient fire hydrants supplied.

*** Housing**

Housing developments with units of detached or semidetached houses of not more than two floors should have a water supply capable of delivering a minimum of eight litres per second through any single hydrant. Multi occupied housing developments with units of more than two floors should have a water supply capable of delivering a minimum of 20 to 35 litres per second through any single hydrant on the development.

Further information regarding access requirements can be found in the current version of Approved Document B, which is available for free download via:
<https://www.gov.uk/government/publications/fire-safety-approved-document-b>

Should you require any further information in respect of this correspondence please contact the Officer named above

Yours faithfully

A handwritten signature in black ink that reads "Alison Harrison". The script is cursive and fluid, with the first name and last name clearly distinguishable.

Alison Harrison

Authorised Fire Safety Inspecting Officer
And on behalf of Merseyside Fire and Rescue Authority

Appendix A - Access and Facilities for the Fire Service as given in Section B5 of Approved Document B

Domestic Dwellings

For dwelling houses, access for a pumping appliance should be provided to within 45m of all points inside the dwelling house.

For flats, either: access for a pumping appliance should be provided to within 45m of all points inside each flat of a block, measured along the route of the hose; or fire mains should be provided.

Commercial Buildings

Small buildings (up to 2000m², with a top occupied storey a maximum of 11m above ground level), require access for a pump appliance to 15% of the perimeter, or within 45m of every point of the footprint of the building, whichever is the less onerous.

Larger buildings will require access to a percentage of the perimeter that increases incrementally with size of the total floor area and height of building – please see details in Approved Document B Volume 2 Section 15.

Elevations to which vehicle access is provided will require a door, to give access into the building. The maximum distance between doors, or between a door and the end of the elevation, is 60m (ie a 150m elevation would need a minimum of two doors).

All Buildings

Access routes and hardstanding should comply with Table 13.1 ADB Volume 1 / Table 15.2 ADB Volume 2. Please note: MFRS appliances are 17 tonnes (pump) and 26 tonnes (high reach).

Dead-end access routes longer than 20m require turning facilities (eg a turning circle or hammer head, or other turning point).

Where fire mains are fitted, access should be provided for a pumping appliance to within 18m of each fire main inlet connection point. Inlets should be on the face of the building and visible from the parking position of the appliance. The run of horizontal internal connecting pipe should be a maximum of 18m in length.

Buildings with a storey more than 18m above the fire service vehicle access level, or a basement more than 10m below, should have one or more firefighting shafts containing fire-fighting lifts and fire mains (a minimum of two fire-fighting shafts will be required for buildings with a floor area of 900 m² or more).

Buildings in the 'shop and commercial', 'assembly and recreation' or 'industrial' purpose groups (Groups 4, 5, or 6), with a storey area of 900m² or more and a storey height of 7.5m or more above fire service vehicle access level will require at least two firefighting shafts (firefighting lifts may not be needed).

Entry to a firefighting shaft at fire service access level should be available either directly from the open air or by way of a protected corridor not exceeding 18m in length. The corridor is deemed to be part of the firefighting shaft, and any access to it from the accommodation should be by way of protected lobbies.

Hydrants

Where a building has a compartment with an area of more than 280m² and is being erected more than 100m from an existing fire hydrant, additional hydrants are required as follows:

Buildings with fire main – hydrant within 90m of dry fire main inlet;

Buildings without fire main – hydrant within 90m of an entrance to the building; and a maximum of 90m apart.

Appendix B - Guidelines on flow requirements for firefighting

The following flows represent the ideal requirements on new developments and during permanent system changes.

Housing

Housing developments with units of detached or semidetached houses of not more than two floors should have a water supply capable of delivering a minimum of eight litres per second through any single hydrant. Multi occupied housing developments with units of more than two floors should have a water supply capable of delivering a minimum of 20 to 35 litres per second through any single hydrant on the development.

Transportation

Lorry/coach parks - multi-storey car parks - service stations.

All of these amenities should have a water supply capable of delivering a minimum of 25 litres per second through any single hydrant on the development or within a vehicular distance of 90 metres from the complex.

Industry

The water supply infrastructure to any industrial estate should be as follows with the mains network on site being normally at least 150 mm nominal diameter—

Up to one hectare 20 litres per second.

One to two hectares 35 litres per second.

Two to three hectares 50 litres per second.

Over three hectares 75 litres per second.

Shopping, offices, recreation and tourism

Commercial developments of this type should have a water supply capable of delivering a minimum flow of 20 to 75 litres per second to the development site.

Education, health and community facilities

Village halls— Should have a water supply capable of delivering a minimum flow of 15 litres per second through any single hydrant on the development or within a vehicular distance of 100 metres from the complex.

Primary schools and single storey health centre's— Should have a water supply capable of delivering a minimum flow of 20 litres per second through any single hydrant on the development or within a vehicular distance of 70 metres from the complex.

Secondary schools, colleges, large health and community facilities— Should have a water supply capable of delivering a minimum flow of 35 litres per second through any single hydrant on the development or within a vehicular distance of 70 metres from the complex.