
<u>APPLICATION NO:</u>	22/00657/LBC	<u>CASE OFFICER:</u>	Mark Quinn
<u>WARD:</u>	Halewood North	<u>PARISH:</u>	Tarbock Parish Council
<u>LOCATION:</u>	Tarbock Hall Lodge , Ox Lane, Tarbock Green		
<u>PROPOSAL:</u>	DEMOLITION AND REBUILD OF EAST SECTION OF NORTH BOUNDARY WALL (OUTBUILDING WORKS APPROVED UNDER 18/00016/LBC)		

Site Description

The application site relates to a section of boundary wall attached to the remains of a former outbuilding (known as the Hovells) within the curtilage of Tarbock Hall Lodge, a Grade II listed building in Tarbock Green.

Proposal

This application seeks to demolish and reconstruct a 5.6m section of the north boundary wall. The proposals also include some earthworks to the northern side of the wall to dig away a portion of the land (a maximum of 0.6m) so that the new wall would no longer perform a retaining function.

Consultations

Tarbock Parish Council - No Comments Received

Conservation & Design Officer - No objections subject to conditions relating to salvaging the existing, bricks , samples of new brick to be used, details of mortar and landscaping earthworks. Arboricultural Officer – This consultation was sent out in error any issues relating to trees will be addressed as part of the planning application. In any event tree removal and subsequent tree mitigation works where approved under planning permission 18/00114/FUL.

Representations

This application has been publicised by letters sent to 6 neighbours. It has also been advertised by Site Notice and a Press Notice. No representations have been received.

Planning History

APP. NO: 18/00016/LBC

PROPOSAL: DEMOLITION AND RE-BUILD OF EXISTING OUTBUILDING WITH ADDITIONAL EXTENSION TO CREATE USEABLE FAMILY SPACE TOGETHER WITH THE ERECTION OF A DETACHED PERGOLA.

DECISION: GRANTED

DECISION DATE: 3 October 2018

APP. NO: 18/00114/FUL

PROPOSAL: DEMOLITION AND RE-BUILD OF EXISTING OUTBUILDING WITH

ADDITIONAL EXTENSION TO CREATE USEABLE FAMILY SPACE
TOGETHER WITH THE ERECTION OF A DETACHED PERGOLA
DECISION: GRANTED
DECISION DATE: 3 October 2018

APP. NO: 22/00375/LBC
PROPOSAL: DEMOLITION AND RECONSTRUCTION OF NORTH AND WEST WALLS
(REVISION TO APPROVED APPLICATION 18/00016/LBC)
DECISION: GRANTED
DECISION DATE: 2 December 2022

APP. NO: 18/00114/NMA
PROPOSAL: NON-MATERIAL AMENDMENT FOLLOWING THE GRANT OF
PLANNING PERMISSION 18/00114/FUL (DEMOLITION AND RE-BUILD
OF EXISTING OUTBUILDING WITH ADDITIONAL EXTENSION TO
CREATE USEABLE FAMILY SPACE TOGETHER WITH THE ERECTION
OF A DETACHED PERGOLA) - AMENDMENT SOUGHT TO ALLOW FOR
DEMOLITION AND RECONSTRUCTION OF THE NORTH AND WEST
WALLS
DECISION: GRANTED
DECISION DATE: 2 December 2022

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.

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)

DQ7 - Listed Buildings

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.

Assessment

Tarbock Hall Lodge forms part of the complex of buildings which form Tarbock Hall.

The wall subject of the proposals is now functionally a garden wall, but historically it formed the rear wall for a long farm outbuilding. It probably dates from the early 19C, not being shown on the 1769 title plan but does appear on the 1845 OS.

The building's original purpose was likely animal housing, however it appears to have been at least partially converted to low status domestic use, possibly for workers, during the mid-late 19C.

Listed building consent was granted in 2018 for the demolition and rebuild of the outbuilding with an additional extension to create a useable family space and the erection of a detached pergola. (ref. 18/00016/LBC). At that time, the western and northern boundary walls were to be retained.

However, the walls have subsequently deteriorated, and a further structural survey was undertaken. Planning Permission and Listed Building Consent were granted in December 2022 for the demolition and reconstruction of north and west walls. This Listed Building Consent now proposes the demolition and re-build of the remaining section of the wall located between the outbuilding and the dwelling.

The structural report confirms that the wall to the north is leaning and bowing. The report's recommendation is that this wall is demolished as it poses a significant hazard in its current condition. However, the report also states that the existing bricks are in a suitable condition to be salvaged and re-used in the rebuilding works.

The change in land levels to the north of the wall is considered acceptable in principle however the manner and extent of the digging away isn't made clear in the application documentation. Therefore full details of these works can be secured by planning condition.

Conclusion

The demolition and re-building of the eastern section of the northern boundary wall is considered to be acceptable due to the condition of wall. This would be subject to several planning conditions relating to the salvaging of existing bricks, submission of samples for any supplementary brickwork, details of mortar and details of the earthworks to the north of the wall.

The demolition of this wall would not adversely affect the setting of Tarbock Hall Lodge (Grade II listed building). The proposal complies with the Local Plan and saved UDP policies listed above.

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: Required to be imposed pursuant to Section 18 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2) The works 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 demolition of the boundary wall hereby permitted shall not commence until a contract for the reconstruction of the wall (in accordance with this consent) has been entered into.

Reason : To ensure that this aspect of the heritage asset is not lost without adequate mitigation in accordance with paragraph 204 of the National Planning Policy Framework and Policy CS20 in the Knowsley Local Plan Core Strategy 2016 .

- 4) The existing wall shall be demolished using non-powered handheld tools only in a manner which maximises salvage. Bricks from the existing wall capable of re-use should be salvaged , cleaned, suitably stored and subsequently re-used in the reconstruction of the wall.

Reason : To ensure as many of the bricks as possible in the existing wall are salvaged for re-use in the reconstructed wall in compliance with Policy CS20 in the Knowsley Local Plan, Core Strategy and saved Policy DQ7 in the Knowsley Replacement Unitary Development Plan.

- 5) A sample of the additional bricks for the wall and columns required to supplement the salvaged bricks should be submitted to and approved in writing by the Local Planning Authority prior to their first use. Such bricks should match the existing historic brickwork of the wall.

Reason : To preserve the special architectural and historic character of a Grade II Listed Building and to comply with Policy CS20 in the Knowsley Local Plan, Core Strategy and saved Policy DQ7 in the Knowsley Replacement Unitary Development Plan.

- 6) The replacement wall should be a solid double thickness wall, built in a brick bond to match existing wall.

Reason : To preserve the special architectural and historic character of a Grade II Listed Building and to comply with Policy CS20 in the Knowsley Local Plan, Core Strategy and saved Policy DQ7 in the Knowsley Replacement Unitary Development Plan.

- 7) Prior to the reconstruction of the wall hereby permitted a mortar specification and pointing finish should be submitted to and approved in writing by the Local Planning Authority. Mortar should be a lime mortar in a natural colour, with no cement added. The reconstructed wall should be built using the approved mortar details.

Reason : To preserve the special architectural and historic character of a Grade II Listed Building and to comply with Policy CS20 in the Knowsley Local Plan, Core Strategy and saved Policy DQ7 in the Knowsley Replacement Unitary Development Plan.

- 8) Prior to the commencement of reconstruction works full details of the manner and extent of the landscaping and earthworks to the north of the boundary wall shall be submitted to and agreed in writing by the Local Planning Authority. The landscaping and earthworks shall be implemented in accordance with the approved details.

Reason : To preserve the special architectural and historic character of a Grade II Listed Building and to comply with Policy CS20 in the Knowsley Local Plan, Core Strategy and saved Policy DQ7 in the Knowsley Replacement Unitary Development Plan.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
12/09/2023	AL(02)02	REV B	EXISTING AND PROPOSED ELEVATIONS
12/09/2023	AL(02)01	REV B	EXISTING AND PROPOSED SITE PLAN
25/10/2022	P (00) 001	REV A	LOCATION PLAN
02/12/2022	-	-	ENGINEERS REPORT
25/10/2022	261.01	REV B	DESIGN AND HERITAGE STATEMENT

Signed Case Officer¹:

Mark Quinn

**Signed Authorising
Officer²:**

K Foster

Date:

19 September 2023

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

None Required

