



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: 22/00657/LBC

Name and address of applicant

Mr Barry Molloy
Tarbock Hall Lodge
Ox Lane
Tarbock Green
L35 1QA

Name and address of agent

MDG
41 Shaw Street
Liverpool
L6 1HL

Date of Receipt: 25 October 2022

Date Valid: 3 July 2023

Address/Location Of Development

Tarbock Hall Lodge
Ox Lane
Tarbock Green
Knowsley
L35 1QA

Description of Development

**DEMOLITION AND REBUILD OF EAST SECTION OF NORTH BOUNDARY WALL
(OUTBUILDING WORKS APPROVED UNDER 18/00016/LBC)**

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 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 the 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 charcater 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

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 (Mark Quinn on 0151 443 2381)

Executive Director - Regeneration and Economic Development

Date: 21 September 2023

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.