



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: 24/00120/LBC

Name and address of applicant

Alderley Group (2019) Ltd
50 Sloane Avenue
Chelsea
London
SW3 3DD

Name and address of agent

Euankellie Planning Solutions
Neo, 9 Charlotte Street
Manchester
M1 4ET

Date of Receipt: 6 March 2024

Date Valid: 14 March 2024

Address/Location Of Development

Land Adjacent Greenhill
4 The Orchard
Huyton
Knowsley
L36 5UZ

Description of Development

**REPAIRS TO BOUNDARY WALL INCLUDING WITHIN THE CURTILAGE OF THE
ADJACENT LISTED BUILDING**

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: 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 following approved plans and documents: -
 - a. Structural Appraisal - Rev B - (Received 30/07/2025).
 - b. Proposed Site Plan - (Received 26/09/2024).
 - c. Location Plan - (Received 26/09/2024).

Reason: For the avoidance of doubt.

3. Details Required

No works shall commence until details of the following have been submitted to and been approved by the local planning authority.

- a. Stone samples (including copings).
- b. Brick samples (to match the brick already in situ)

Work shall then be carried out in accordance with the approved details and retained hereafter.

Compliance Conditions

- c. The coursing pattern of the existing wall shall be followed to ensure visual consistency.

Reason: In order to avoid harm to heritage.

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

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)

DQ5 - Development in Conservation Areas

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 (Andrew Hunt on 0151 443 2204)

Informative

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



Executive Director - Regeneration and Economic Development

Date: 15 August 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.