

APPLICATION NO: 24/00120/LBC **CASE OFFICER:** Andrew Hunt

WARD: St Gabriels **PARISH: N/A**

LOCATION: Land Adjacent Greenhill, 4 The Orchard, Huyton, Knowsley, L36 5UZ

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

Site Description

The location plan is an irregular piece of land to the east of Greenhill, it includes a development site to the east for older persons accommodation and a historic wall on the north western part of the site with a boundary with Greenhill. There are other residential dwellings to the north, east west and south of the site.

Greenhill is Grade II listed. The scheme includes repairs to the boundary wall of the listed building which form part of its curtilage. The boundary wall is thought to date from the middle of the nineteenth century. The wall flanks the gated entrance to Greenhill and extends around the east side of the garden. The wall is about 1.4 metres high, with a raised section 2.5 metres high starting about 40m from the entrance gates.

Proposal

The proposal is for repairs to the boundary wall including within the curtilage of the adjacent listed building. The proposed scheme is for repairs to the boundary wall of Greenhill, which has collapsed or is substantially leaning in some areas and has sections of missing/loose stonework which need localised rebuilding. Some areas of the wall have been repaired with cement mortar. The work includes the construction of two new buttresses.

Consultations

Conservation Officer – The proposal is acceptable. The methods of repair are considered appropriate. Conditions are required to ensure matching brick and for the submission of samples.

Representations

This application has been publicised by letters sent to 39 neighbours and by site and press notices. No representations have been received.

Planning History

Previously planning permission was approved at the site for the following:

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

22/00475/LBC - CONVERSION OF OUTBUILDING INCLUDING THE ERECTION OF A SINGLE STOREY EXTENSION TO SOUTH AND WEST ELEVATIONS AND THE DEMOLITION AND RECONSTRUCTION OF EAST GABLE WALL TO FORM 1 NO. DWELLING AND ASSOCIATED WORKS – approved - 11.12.2023

22/00474/FUL - CONVERSION OF OUTBUILDING INCLUDING THE ERECTION OF A SINGLE STOREY EXTENSION TO SOUTH AND WEST ELEVATIONS AND THE DEMOLITION AND RECONSTRUCTION OF EAST GABLE WALL TO FORM 1 NO. DWELLING (FOR FAMILY USE) AND ASSOCIATED WORKS – approved – 11.12.2023

An application for a large older persons home at the adjacent site was approved
The latest version of the plans is the following:

25/00024/FUL - VARIATION OF CONDITIONS 1 - (APPROVED PLANS) AND 7 (CYCLE PARKING) OF PLANNING PERMISSION 24/00152/FUL. TO REMOVE THE PLANT ROOM, RELOCATE THE SUBSTATION AND ALTER THE BIN STORE AND TO REDUCE THE NUMBER OF PARKING SPACES PROPOSED – approved 03.04.25

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. , having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination

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

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

DQ5 - Development in Conservation Areas

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.

ISSUES AND ASSESSMENT:

IMPACT ON HERITAGE ASSETS

Policy

Policies CS19 and CS20 of the Local Plan Core Strategy, chapter 12 of the NPPF and Historic Environment Good Practice Advice in Planning: 2 (Historic England: 2015) all seek to preserve or enhance the Borough's historic and architectural assets and any archaeological remains. Policies CS19 and CS20 of the Local Plan Core Strategy seek to ensure new development complements and enhances features of historic interest, preserves local distinctiveness and character through sensitive design as well as ensuring new development includes appropriate integration with the setting and immediate landscape.

Policy CS8 of the Local Plan Core Strategy seeks to preserve the character and function of historic environments. Policy CS1 states that priorities for the development in Knowsley include maintaining and enhancing heritage assets. Policy CS2 of the Local Plan Core Strategy states that developments should enhance local character and promote quality of place by: 'protecting and enhancing the historic environment.'

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision makers to have special regard to the desirability of preserving and enhancing listed buildings and their settings, in exercising their planning functions. Considerable importance and weight should be given to the desirability of preserving listed buildings and their settings.

NPPF Para 210 states that in determining 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.

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NPPF Para 215 states that 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.

Assessment

Greenhill is Grade II listed. The scheme includes repairs to the boundary wall of the listed building which form part of its curtilage. The boundary wall is thought to date from the middle of the nineteenth century. The wall flanks the gated entrance to Greenhill and extends around the east side of the garden. The wall is about 1.4 metres high, with a raised section 2.5 metres high starting about 40m from the entrance gates.

The site is set within The Orchard Conservation Area. Para 4.4 of the Conservation Area Appraisal states that

“Boundaries form an important feature of The Orchard, in fact, from a pedestrian’s point of view, boundary walls are of greater prominence than many of the buildings. The walls are of varying designs, heights and materials, but for the most part work together to help create a distinct area; there are few notable exceptions, namely modern walls which seem unsympathetic to the surrounding area. There are two traditional materials used for within the Conservation Area, yellow sandstone and red brick”.

Para 6.3 also states the following:

- *“The boundary walls are an important feature in the Conservation Area, with many walls having a positive contribution on the streetscape”*

The Conservation Area Appraisal gives importance to the boundary walls of The Orchard Area and they contribute to the significance of the Conservation Area as a whole.

A structural appraisal has been submitted which shows the current state of the wall and provides details on the proposed remediation work. The following repair measures are proposed.

- “1. Remove ivy and plant growth from wall face and top. Any vegetation growing on or out of the wall is to removed by hand using hand tools to remove embedded roots. Any roots that cannot be removed are to be treated with an approved biocide.
2. Remove fallen buttress. Construct new buttress on concrete pad footing using the same bricks or new matching bricks and lime mortar.
3. Construct 2No new brick buttresses on concrete pad footings using matching bricks and lime mortar.
4. Take down two sections of wall, one at the west end abutting a building and one on the east corner of the gateway splay as shown on the drawing. Re-use stone with similar make-up if required. Examples of any new stone (including copings) should be submitted for approval prior to the undertaking of the work. Any new or reclaimed stone should be coursed in appropriately; the wall has a somewhat random coursing pattern with differing size stone in areas which should be replicated. Each stone will be carefully cleaned by hand, using hand tools and stacked within the location from where it came from. It should be ensured that any sound stonework is left untouched during the repair works.
5. Use lime mortar.

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6. Allow 5 linear metres of new coping stones bedded in lime mortar. Stones to be hand finished without any sawmarks visible.
7. Allow 3 square metres of patch repairs and making good.
8. Rebuild 8 linear metres of wall where fallen down, to a height of 2.5 metres. Provide make-up matching stone. Use lime mortar”.

The proposed measures are considered to be acceptable and appropriate to the character of the area. This view is supported by the council’s Conservation consultants who have no objection subject to conditions to secure precise details of materials and samples. Overall, subject to conditions, the proposal will repair and improve the current wall enhancing its appearance. It will not cause harm to the conservation area or adjacent listed building. The proposal therefore complies with Core Strategy Policy CS20, UDP policy DQ5 and the NPPF.

CONCLUSION

In relation to Heritage assets, the proposal would repair and improve the current wall, enhancing its appearance. It will not cause harm to the conservation area or adjacent listed building. The proposal therefore complies with Core Strategy Policy CS20, UDP policy DQ5 and the NPPF. The proposed development complies with policies included within the Core Strategy (2016), Knowsley Replacement Unitary Development Plan (saved policies 2009) and National Planning Policy Framework (2024).

RECOMMENDATION:

That Planning Permission be granted subject to the following condition(s):-

1) Time

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) Plans

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.

Pre Commencement Conditions

3) Conservation Details

Details Required

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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.

Signed Case Officer¹: **Andrew Hunt**

Signed Authorising Officer²: **Alan Kilroe**

Date: **14 August 2025**

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

N/A

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