



Liath Heritage Ltd

54 St James Street,
Liverpool, L1 0AB

25.03.2026

Sefton Council,
Planning & Building Control
Magdalen House,
30 Trinity Road,
Bootle, L20 3NJ

To whom it may concern,

Subject: 34 Church Rd, Roby, Liverpool L36 9TP

The Application Site, 34 Church Road, Roby consists of one half of a pair of semi-detached late 19th century houses that benefit from generous plots. The Application Site falls within the setting of the Grade II listed Church of St Bartholomew which is located c 12 meters south west of the Application Site on Church Road.

Paragraph: 007 Reference ID: 18a-007-20190723 of the national 'Planning Practice Guidance' advises the following:

“Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of **its setting**, is very important to understanding the potential impact and acceptability of development proposals.”

The Church of St Bartholomew by the Ecclesiastical Commissioners architect Ewan Christian (also designed the Nation Portrait Gallery) dates to 1875 and is a rock-faced stone with ashlar dressings building. The Church was built to meet the needs of the rapidly growing populations of Roby in the late 19th century. The church has an impressive west steeple with a distinctive broach spire and has a prominent clerestory and an apsed chancel. The stained glass to the Church includes works by C.E. Kempe. It's interior features a tall, narrow nave with a waggon roof and arcades set on square piers with a distinguished 1928 screen with Egyptian columns to the chancel and Flemish relief panels from the 16th century to the altar.

The Church sits behind a historic stone wall accessed via a traditional lychgate and includes a large graveyard to the north and west within its historic curtilage. On its construction, the surrounding area was experiencing rapid urbanisation, and its size reflects the anticipated congregation growth as a result. The wider setting of the church was that of housing by the turn of the 19th century and continues to be so to this day.

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This application proposes the construction of a new three-storey dwelling on land adjacent to 34 Church Road, Roby, featuring dedicated parking and a private garden. Historically the land formed part of the generous side garden to 34 Church, one of four matching semi-detached Victorian houses built in the late 19th century to Church Road. The side garden to 34 Church Road was larger than those afforded to the other 3 houses and the applicant is seeking to develop a new residence within this surplus amenity space.

The design of the proposed new dwelling, including orientation, scale and massing have all been carefully considered to ensure its seamless integration with both its neighbouring properties and wider local area. Moreover, the proposed use of traditional grey concrete roof tiles with mix brickwork/ ivory render, white windows and stone sills and lintels is reflective of the local material palette. These materials choices coupled with the proposed traditional pitched roof form and elevational detailing will ensure that the proposals will complement the existing streetscape and the established local vernacular.

As a result of the above careful design considerations, the proposed new dwelling will not harm the setting of the Grade II listed Church as it will seamlessly integrate with its existing residential setting which in turn will ensure that the proposals will not harm the setting of the listed building.

There is a legislative requirement that planning decisions take into account the impact of development on the setting of a listed building. This is set out in s66 of the Planning (Listed Buildings and Conservation Areas) Act (1990). It states:

“66 (1) In considering whether to grant planning permission or permission in principle for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

At a local level, the requirements of Policy CS20: Managing the Borough's Historic Environment are relevant and in particular, section 1 (a) which advises that:

“ The Council will:

- a) Require preservation of the local distinctiveness and character of historic assets through sensitive design of new development, including appropriate integration with their setting and immediate landscape;”

It is our considered view and as set out in this letter, that these objectives have been met.

We hope this letter provides a sufficient justification for the support of this application from a conservation perspective however should you require any clarification on the above information, please do not hesitate to get in contact.

Kind regards,

Lorraine Ward,

Director

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