

Mr Paul Smith
c/o Mr James Kearns
62 Hope Street
Liverpool
Liverpool
L1 9BZ

Our Ref: 25/00262/NMA

Date: 19 December 2025

Dear Sir/Madam

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED) SECTION 96A
APPLICATION FOR NON-MATERIAL CHANGE TO PLANNING PERMISSION**

LOCATION: 4 Huyton Hall Crescent, Huyton, Knowsley, L36 5RL

I refer to your application for a non material amendment which was received on the 3 November 2025. The proposed amendment(s) as listed below have been considered under s96A of the Town and Country Planning Act 1990 and have been determined to be non material.

KNOWSLEY MBC HEREBY GRANTS PERMISSION FOR THE FOLLOWING NON-MATERIAL AMENDMENT(S):- NON-MATERIAL AMENDMENT TO 25/00262/FUL (ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION TOGETHER WITH THE INTRODUCTION OF TWO JULIET BALCONIES TO THE REAR ELEVATION. ERECTION OF A CARPORT, CHANGE FROM APEX TO FLAT ROOF TO THE GARAGE TOGETHER WITH CHANGES TO THE ELEVATIONS) AMENDMENT SOUGHT TO ENCLOSE THE PROPOSED CAR PORT WITH ROLLER SHUTTER ADDED TO REAR ELEVATION.

Boundary treatment removed from description

The plan(s) listed below are those approved. The development must be undertaken in accordance with the approved plans on the original application, except where amended by those below, including any conditions attached to that permission. No substitution should be made without the prior consent from the Local Planning Authority. Failure to adhere to the details of the approved plans or to comply with the conditions on the original planning permission constitutes a contravention of the Town and Country Planning Act 1990 in respect of which enforcement action may be taken.

Approved Plan(s):-

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
03.11.2025	-	-	LOCATION PLAN



Knowsley Council

03.11.2025	2011	REV C2	PROPOSED SITE PLAN GA
03.11.2025	2012	REV C2	PROPOSED GROUND FLOOR GA
03.11.2025	2016	REV C2	PROPOSED ELEVATIONS GA
03.11.2025	2017	REV C2	PROPOSED ELEVATIONS 2 GA

1) The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

2) Notwithstanding the approved plans listed in Schedule 1, this approval relates only to an amendment to enclose the proposed car port with a roller shutter added to the rear elevation and no other amendments, including the erection and/or replacement boundary fences or walls.

Reason: For the avoidance of doubt.

Informatives

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

Standing Advice valid from 1st January 2025 until 31st December 2026

Please note that this is not a decision under Building Regulations and separate consent may be required. Please contact Building Control for more information.

Yours faithfully

Executive Director - Regeneration and Economic Development

Knowsley Council Nutgrove Villa Westmorland Road Huyton Knowsley L36 6GA
www.knowsley.gov.uk

