

APPLICATION NO: 26/00190/PIP

CASE OFFICER: Andrew Hunt

WARD: Whitefield

PARISH: N/A

LOCATION: Former Kirkby Conservative Club, 7 South Park Road, Kirkby Park,
Kirkby, Knowsley, L32 2AG

PROPOSAL: PERMISSION IN PRINCIPLE FOR THE CONVERSION OF LISTED
FORMER KIRKBY CONSERVATIVE CLUB TO RESIDENTIAL USE

Site Description

The application site (red line boundary) comprises a large, originally residential property, Waverley House, and its access driveway and existing hardstanding / parking area to its frontage. The house is set in a substantial garden plot of approximately 0.37ha (outlined in blue) to the south side of South Park Road. Waverley House is Grade II listed.

Waverley House together with its garden grounds were developed as the first residential plot on South Park Road which was originally laid out with North Park Road, as a cul-de-sac off Glover's Brow, to the west of the Kirby Branch railway line and station. Waverley House dates to the mid-later 19th century and is constructed in an Italianate style, in red brick with sandstone dressings and a slate roof. It has a three-storey square tower with a pyramidal roof. The property was last in use as the Kirby Conservative Club and has since been vacant.

There are other dwellings to the north, west and east and a railway line to the south, with Glovers Brow train station on the southern side of the line.

Proposal

The proposal is a permission in principle application for the conversion of the listed former Kirkby Conservative Club building to residential use. The application relates only to whether the principle of development is acceptable and all other matters are reserved for the technical details consent stage.

Consultations

Conservation - No objection in principle to change of use to 1 dwelling. Subdivision of the building into more than 1 dwelling would cause harm to the historic character of the building.

Merseyside Fire and Rescue – No objection subject to informatives.

Network Rail – No objection.

Representations

This application has been publicised by a site notice. No representations have been received.

Planning History

04/00638/FUL - INSTALLATION OF 6NO. TELECOMMUNICATIONS ANTENNAE
HOUSED
WITHIN FALSE CHIMNEY SHROUD, REBUILDING OF CHIMNEY STACKS,
INSTALLATION OF 2NO. AIR CONDITIONING UNITS TO EXTERIOR OF
BUILDING AND
INSTALLATION OF EQUIPMENT CABINET AT GROUND LEVEL. – granted
21.07.2004

04/00639/LBC - INSTALLATION OF 6 NO. TELECOMMUNICATIONS ANTENNAE
HOUSED WITHIN FALSE CHIMNEY SHROUD, REBUILDING OF CHIMNEY
STACKS,
INSTALLATION OF 2 NO. AIR CONDITIONING UNITS TO EXTERIOR OF
BUILDING AND
INSTALLATION OF EQUIPMENT CABINET AT GROUND LEVEL - granted
21.07.2004

95/00161/APP - RETENTION AND ALTERATION OF EXISTING FENCING
INCLUDING –
granted - 22.06.1995

74/05856/HIST - SOUTH PARK ROAD KIRKBY - BOARD SIGN ON POSTS –
granted –
17.12.1980

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.

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

CS3 - Housing Supply, Delivery and Distribution

CS7 - Transport Networks

CS20 - Managing the Borough's Historic Environment

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

H5 - Development within Primarily Residential Areas

DQ5 - Development in Conservation Area

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

ISSUES AND ASSESSMENT:

The government's planning practice guidance states that the only matters that can be considered in permission in principle applications are location, land use and amount of development. All other matters are dealt with at Technical Details Consent stage.

When granting permission in principle the LPA must specify the minimum and maximum net number of dwellings which are in principle acceptable.

It is not possible for conditions to be attached to a grant of permission in principle and its terms may only include the site location, the type of development and amount of development. Local planning authorities can inform applicants about what they expect to see at the technical details consent stage.

PRINCIPLE OF DEVELOPMENT – HOUSING

Part 2 of UDP policy H5 (Development within primarily residential areas) states the following:

“2. New development within the Primarily Residential Areas (or proposals for the change of use or redevelopment of existing buildings) which is for uses appropriate to a residential area will be permitted provided that the development (either by itself or in conjunction with other developments) would not:

- a) Have an unacceptable impact on the amenity of neighbouring occupiers by reason of noise, disturbance, overlooking, visual intrusion, smells, fumes, on-street parking or other causes; or*
- b) Adversely affect the character or street scene of the area.*

3. Windfall housing provision in Primarily Residential Areas will be acceptable in principle if it is for the replacement on a one-for-one basis of housing units which have been demolished and accounted for under the terms of policy H1. Further new "windfall" houses will only be

permitted if the release of the site is considered to be appropriate having regard to the requirements of policy H1 and the monitoring of overall housing land supply”.

The application site is situated within a Primarily Residential Area. Therefore, the development of the site for housing is considered acceptable in principle.

PRINCIPLE OF DEVELOPMENT – HERITAGE

Legislation and Policy

The principal statutory duty under the Planning (Listed Building and Conservation Areas) Act 1990 is to preserve the special character of heritage assets, including their setting. LPAs should, in coming to decisions, consider the principal Act, which states the following:

Listed buildings – Section 66 (1)

In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority 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.

Conservation areas – Section 72(1)

In undertaking its role as a planning authority the Council, in respect to any buildings or land in conservation areas, should pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

Policy CS20 (Managing the Borough's Historic Environment) in the Core Strategy states the following:

“1) Development proposals in Knowsley should preserve or enhance the borough’s historic and architectural assets, including Listed Buildings, Conservation Areas, Historic Parks and Gardens and archaeological remains, together with other local areas, buildings and structures of historic importance. 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;*
- b) Prevent demolition and/or development which would result in substantial harm or the loss of a designated historic asset or its setting, unless the proposal would result in substantial public benefits which clearly outweigh the harm or loss;*
- c) Where a development proposal will result in less than substantial harm to a designated heritage asset or its setting, assess such harm against the benefits of the proposal;*
- d) Facilitate long term conservation and enhancement of local assets and areas of historic importance, including through the preparation of Conservation Area Management Plans.*

2) The re-use of vacant and underused historic assets will be encouraged, with favourable consideration given, where appropriate, to proposals which will:

- a) Enable a use for a purpose sympathetic to its conservation;*
- b) Retain or introduce public access; and*
- c) Enhance the importance of the asset for local tourism, leisure or the economy.*

3) Development proposals on sites which include, or are considered to have the

potential to include, heritage assets or comprising archaeological interest, should be accompanied by a heritage impact statement.

4) Locally important historic assets which are not subject to statutory designation will be identified in a local list and will be afforded consideration in the decision making process”.

UDP Policy DQ5 states that:

“1. New development within or close to a Conservation Area must preserve or enhance the character or appearance of the Area, having regard to the following:

- a) The scale, form, massing, height, materials and architectural detail of existing buildings in the Conservation Area;*
- b) Existing plot layouts and the street scene;*
- c) Important views into, within and out of the Conservation Area;*
- d) The need to preserve existing open spaces, structures and landscape features (such as trees and hedges, walls, and traditional paving);*
- e) Likely levels of noise, pollution, traffic, parking or disturbance that may be caused by the development; and*
- f) The visual impact of any vehicular access, parking or servicing/delivery areas that are needed to serve the development”*

Para 210 of the NPPF states in determining planning applications LPAs 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.

Para 212 states that when considering the impact of proposals on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be applied. This is irrespective of whether any harm is identified as being substantial, total loss or less than substantial harm to its significance.

Para 213 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Para 215 states that where a proposal would 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.

Para 219 states that LPAs should look for opportunities for new development within conservation areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals which preserve those elements of the setting that make a positive contribution to the asset should be treated favourably.

Assessment

The application site is located in the South Park Road Conservation Area which was first designated in 1976.

The application property, Waverley House is a Grade II listed building (List Entry: 1068590) <https://historicengland.org.uk/listing/the-list/list-entry/1068590>

Waverley House is considered to form part of a loose, scattered grouping with listed buildings in South Park Road, North Park Road, Glovers Brow and Mill Lane which still retain a 'village centre character'

14 -16 South Park Road is also a Grade II listed building (List Entry:1199040) <https://historicengland.org.uk/listing/the-list/list-entry/1199040>

Providing an active use for this vacant historic building would likely result in public heritage benefits in sustaining its significance and long-term conservation. Whether any harm would amount from the proposed change of use would depend on the detailed design of the proposals, including to the external areas, any associated landscaping and intensity of the development. This would be assessed at technical details consent stage.

Given that the listed building was originally designed as a dwellinghouse, the proposed Change of Use to (Class 3) residential use is considered to be acceptable in principle.

However, it is considered that any sub-division, and any associated alterations to the listed building could result in negative impacts which may result in harm to its significance. No evidence has been presented in order to justify a greater number of dwellings than 1 or to demonstrate that this would not cause adverse impacts on the character and appearance of the listed building. Without detailed floorplans and elevations, it is not possible to conclude that any additional dwellings above 1, would not be harmful to the listed building. Therefore, it is proposed to approve the application for up to 1 dwelling only.

The proposed change of use would also not result in any harm 'in principle' to the significance of the nearby 14-16 South Park Road, as a result of development in its setting or the wider South Park Road Conservation Area.

Overall, the proposal would be acceptable in principle for 1 dwelling and would comply with Core Strategy Policy CS20, UDP Policy DQ5 and the NPPF.

HIGHWAYS

NPPF para 116 states that a development should only be refused on highways grounds if:

"Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios".

Part 2 of Core Strategy Policy CS7 states that:

"2) New development will be required to be:

a) Located and designed to prioritise accessibility and sustainable modes of travel through a choice of walking, cycling, public transport, and incorporate access for private vehicles. Where

deficiencies are identified, developer contributions will be required to improve the accessibility of the location;

b) Located and designed to ensure that larger scale proposals (attracting a lot of visitors, customers and/or employees) are located in the most accessible locations;

c) Where subject to a planning application, accompanied (except in the case of smaller scale proposals) by Transport Assessments and/or Travel Plans;

d) In compliance with adopted cycle, car, disabled and service vehicle parking standards for different types and scales of new development;

e) Inclusive of measures that will mitigate carbon emissions and improve air quality where appropriate; and

f) Consistent with safeguarding arrangements that secure the operational integrity and safety of Liverpool John Lennon Airport”.

The site has an existing access which has been used in connection with a more intensive use as a club. A single dwelling would be anticipated to result in less traffic movements than the former Conservative Club use. There is currently vegetation near the access, but this is within the site and within the control of the applicant, so could be cut back and maintained if needed. It is considered that the site can be safely and adequately accessed from the highway either in its present form or with visibility improvements or the clearance of vegetation. The location is therefore suitable in highways terms in principle.

Overall, there would be no harm to highway safety in principle. Overall, the application complies with Core Strategy Policy CS7.

OTHER MATTERS

All other matters can only be considered at technical details consent stage.

CONCLUSION

The development is acceptable in principle for 1 dwelling. 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 Permission in Principle for 1 (minimum) and 1 (maximum) dwelling be granted.

Signed Case Officer¹: **Andrew Hunt**

Signed Authorising **Jo Sheridan**
Officer²:

19/05/2026

Date:

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

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
09/04/2026	-	-	Location Plan

INFORMATIVES

1) Permission In Principle

It should be noted that the grant of permission in principle alone does not give full planning permission and that a technical details consent application would also need to be approved before works can lawfully begin.

2) Merseyside Fire and Rescue – See Letter