


Knowsley Council

 Website: www.knowsley.gov.uk/environment/planningandbuilding/

 Directorate of Regeneration and Neighbourhoods
 Housing, Planning and Building Control
 PO Box 26
 Archway Road
 Huyton Knowsley
 Merseyside L36 9FB

Tel: (0151) 443 2381

Application for Listed Building Consent for alterations, extension or demolition of a listed building

Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
346147	392802

Description

Applicant Details

Name/Company

Title

Mr

First name

Jonny

Surname

Firth

Company Name

Daniel Thwaites PLC

Address

Address line 1

Myerscough Road

Address line 2

Mellor Brook

Address line 3

Town/City

County

Lancashire

Country

United Kingdom

Postcode

BB2 7LB

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

Listed building consent for minor external alterations and repairs

Has the development or work already been started without consent?

☒ Yes

☐ No

If Yes, please state when the development or work was started (date must be pre-application submission)

01/03/2020

Has the development or work already been completed without consent?

☐ Yes

☒ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

☐ Don't know

☐ Grade I

☐ Grade II*

☒ Grade II

Is it an ecclesiastical building?

☐ Don't know

☐ Yes

☒ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

☐ Yes

☒ No

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- ☒ Yes
☐ No

If Yes, please describe and include the planning application reference number(s), if known

Planning Portal Reference PP-12558605: Listed building consent for the installation of 2 x kitchen extract air intake vents and minor repair and alteration to a ground floor window opening on the southeast elevation at the above. Pending

Application Ref: 22/00723/FUL Demolition of lean-to at rear of stable block. External works including repairs to chimney stack (including replacement pots); ridge tiles / slates; timbers and gable window of stable block and part conversion to form office and toilet accommodation. Erection of lean-to store area; siting of shipping container to provide kitchen, bar, and cellar facilities; erection of pergola and tipi covered area with associated heater enclosure and provision of access ramp and steps in association with the provision of an outside dining / drinking area. Erection of boundary fencing and installation of gates within existing walls together with associated works and landscaping. Withdrawn.

Application Ref: 22/00724/LBC Demolition of lean-to at rear of stable block. External works including repairs to chimney stack (including replacement pots); ridge tiles / slates; timbers and gable window of stable block and part conversion to form office and toilet accommodation. Erection of lean-to store area; siting of shipping container to provide kitchen, bar, and cellar facilities; erection of pergola and tipi covered area with associated heater enclosure and provision of access ramp and steps in association with the provision of an outside dining / drinking area. Erection of boundary fencing and installation of gates within existing walls together with associated works and landscaping. Withdrawn.

Application Ref: 18/00730/FUL Change of use of part of first floor from dwellinghouse to form 3 bed hotel together with erection of 2.3m cast iron gates to courtyard and construction of ramp to front of building. Granted.

Application Ref: 18/00731/LBC Partial change of use of part of first floor from dwellinghouse to form 3 bed hotel together with erection of 2.3m cast iron gates to courtyard and construction of ramp to front of building and re-surfacing of car park. Granted.

Application Ref 74/04851/HIST Change of use from residential to office. Decided.

Application Ref 74/04888/HIST Change of use of West End House for residential Hotel and Licensed Restaurant. Decided.

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- ☐ Yes
☒ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- ☒ Yes
☐ No

If Yes, do the proposed works include

a) works to the interior of the building?

- ☐ Yes
☒ No

b) works to the exterior of the building?

☒ Yes

☐ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

☒ Yes

☐ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

☐ Yes

☒ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

See covering letter

Materials

Does the proposed development require any materials to be used?

☒ Yes

☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

Chimney

Existing materials and finishes:

Red brick

Proposed materials and finishes:

Red brick, clay pots, Lime mortar flaunching

Type:

Rainwater goods

Existing materials and finishes:

Cast iron

Proposed materials and finishes:

Cast iron to match

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

See covering letter

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☐ Yes

☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☐ Yes

☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☒ The agent

☐ The applicant

☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes

☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

-

Date (must be pre-application submission)

10/08/2023

Details of the pre-application advice received

Site meeting with Conservation, Planning and Enforcement Officers at KMBC to discuss proposals for the garden area, outbuilding and approach to regularise works undertaken.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- ☒ Yes
- ☐ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Person Role

- ☐ The Applicant
- ☒ The Agent

Title

First Name

Lorna

Surname

Goring

Declaration Date

07/11/2023

☒ Declaration made

Declaration

I/We hereby apply for Listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Lorna Goring

Date

20/12/2023

Amendments Summary

Plans amended in reference to invalidation letter reference 23/02773/LBC