

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

APPLICATION NO: 22/00475/LBC

CASE OFFICER: Andrew Hunt

WARD: St Gabriels

PARISH:

LOCATION: 4 The Orchard, Huyton, Knowsley, L36 5UZ

PROPOSAL: 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

Site Description

The application site is a detached outbuilding set within the grounds of a listed building (4 The Orchard). The site is next to the Orchard Road to the north and also has residential properties to the east, west and north.

Proposal

The proposal is for the 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.

Consultations

Conservation - My view is that the latest revisions to the scheme, while still unclear in some key areas, have reduced the losses to historic details to an acceptable level. Losses which remain part of the scheme include partial loss of historic boundary walls, loss of remnants of historic floors, loss of early joinery details and the insertion of wall lining and general change of character of the building and its setting. The level of harm is at the lower end of the scale and 'less than substantial' within the meaning of NPPF paragraph 202 for the purposes of weighing up the level of harm vs public benefits. Conditions are required to minimise harm to the conservation area and listed building.

Representations

This application has been publicised by letters sent to 13 neighbours and by site and press notices. No objections have been received.

Planning History

None relevant at the site – a related application next door at the Orchard was approved on 28th February 2023.

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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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

CS2 - Development Principles
CS19 - Design Quality and Accessibility in New Development
CS20 - Managing the Borough's Historic Environment

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 THE ORCHARD CONSERVATION AREA

NPPF Para 202 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

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the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The application site is within the setting of a Listed Building Grade II listed building Greenhill and within The Orchard Conservation Area. Dating to the mid-19th Century, Greenhill is built in an eclectic style with some classical features, including channelled stucco at ground floor, red brick laid in Flemish bond at first floor and a slate roof. The setting of the building and the historic ancillary structures contribute to its significance being arranged very similarly to how the site was arranged historically. The building stands in extensive, private landscaped grounds, with mature trees and high boundary walls.

Greenhill is oriented so that its principal elevation faces south, away from the roadway; this is a little unusual but was promoted in publications by garden designers of the time such as Edward Kemp (who in fact worked for private clients in this area). The design of the layout illustrates the importance given to private south facing views/gardens and also the way society of the time prioritised segregation of the family from staff. Family and guests were able to enjoy the private gardens, laid out to best advantage; staff were segregated, with ancillary functional uses contained within separate spaces. The building and the walled yard subject to these proposals is an example of this and contributes to the setting of Greenhill. The building appears to have been modified from stables to form a garage/storage. It has attractive features including a fishscale slate roof and polychromatic brickwork to its inward south facing elevation. Early motor car garages are a comparably rare feature, and so the garage doors and modifications to this use are of themselves of some interest.

The application would result in an extension to the existing outbuilding to the south in between the outbuilding and the main dwelling turning the outbuilding into an L shape. It is considered that the level of harm would be relatively minor as the building would be single storey, not readily visible from outside the site and would not be attached to the main dwelling. The extension would result in less than substantial harm to a designated heritage asset, however, it is considered that this is outweighed by the current derelict state of the building which is more harmful to heritage assets. In particular, the roof is in a poor state of repair and without bringing the building into use it is likely to deteriorate further. It is considered that the harm can be minimised through changes to the materials which can be secured via conditions. Overall, it is considered that the public benefits of bringing back the building into use outweigh any harm. This is supported by the council's conservation officer who has no objection to the development subject to condition. A condition is also required to restrict the buildings occupation to family members to prevent subdivision of the site from harming the historic character of the area.

CONCLUSION

The development is acceptable in principle and would not cause harm in relation to Conservation,. 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 (2019).

RECOMMENDATION:

That Listed Building Consent be granted subject to the following conditions:

- 1) The works must be begun not later than the expiration of three years beginning with the date of this permission.

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Reason: Required to be imposed pursuant to Section 18 of the Town and Country

2) The development hereby permitted shall be carried out in accordance with the following approved plans and documents:-

- a. Boundary Wall Repair Method Statement (received 31/08/2023)
- b. Proposed Ground and Roof Plan (received 31/08/2023)
- c. Proposed Elevations - Rev F - (received 31/08/2023)
- d. Double Glazed casement window - (received 31/08/2023)
- e. Double Glazed casement window 2 - (received 31/08/2023)
- f. Timber Bi Fold Details - (received 31/08/2023)
- g. Notes on Design – Rev A - (received 31/08/2023)

Reason: For the avoidance of doubt.

Signed Case Officer¹:

Andrew Hunt

**Signed Authorising
Officer²:**

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

INFORMATIVES

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