METROPOLITAN BOROUGH OF KNOWSLEY

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 00/00742/FUL
Date of Receipt: 15.11.2000
Date Valid: 18.12.2000

Name and address of applicant
Crowney, Cleverley & Powell
Beaconsfield
The Orchard
Huyton College
Knowsley

Name and address of agent
The Keith Davidson Partnership
236 Tower Street,
Brunswick Business Park,
Liverpool,Merseyside
L3 4BJ

Address or location of development
Sefton Corridor Music Rooms, Former Huyton Girl's College The Orchard Huyton Knowsley

Nature and particulars of application
CONVERSION OF MUSIC ROOMS TO LIVING ACCOMMODATION, TOGETHER WITH ERECTION OF FIRST FLOOR EXTENSION TO FORM 3 NO. BEDROOMS, 2 NO. EN-SUITE BATHROOMS AND 1 NO. BATHROOM

The Council of the Metropolitan Borough of Knowsley hereby give notice in pursuance of the above Act(s) that Planning Permission has been granted for the carrying out of the development referred to above in accordance with the application and plans submitted subject to the following condition(s):

1. The development must be begun not later than the expiration of five years beginning with the date of this permission.

   Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. No part of the development hereby permitted shall be commenced until plans to show the method of enclosure for the curtilage of the proposed development have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the proposed development is brought into use and retained at all times thereafter that the development is in use.

   Reason: In the interests of visual amenity as referred to in Knowsley Unitary Development Plan Policy En9.

3. No part of the development hereby permitted shall be commenced until details of the proposed external facing materials to be used in the walls, and including any details of materials to be used in the plinth, string or soldier courses, or any other brick detailing, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using only the agreed materials.

   Reason: To preserve and enhance the character and appearance of The Orchard Conservation Area as referred to in Knowsley Unitary Development Plan Policy En9.

4. No part of the development hereby granted permission shall be commenced until samples of all roofing materials to be used in the development have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out using only the agreed roofing materials.

Reason: To preserve and enhance the character and appearance of The Orchard Conservation Area as referred to in Knowsley Unitary Development Plan Policy En9.

5. All proposed windows shall be constructed in a sliding sash design in accordance with details and materials which shall be submitted to and approved in writing by the Local Planning authority prior to the start of development.

   Reason: To protect the character and appearance of The Orchard Conservation Area as referred to in Knowsley Unitary Development Plan Policy En9.

6. Any rainwater goods, including gutters, downspouts and associated items, to be provided or replaced in connection with the proposed development shall be constructed in a semi-circular or ogee profile and shall be sited in accordance with details to be submitted to and approved in writing beforehand by the Local Planning Authority. Any such rainwater goods shall be painted black within three months of being placed on the building subject to this permission unless otherwise agreed in writing beforehand by the Local Planning Authority.

   Reason: To protect the character and appearance of The Orchard Conservation Area as referred to in Knowsley Unitary Development Plan Policy En9.

7. The development hereby permitted shall not be brought into use until the car parking spaces as shown on the submitted layout plan (ref Drawing No. 2 received on 27 November 2000) have been surfaced and marked out on the site in accordance with a scheme which has been previously submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be made available for vehicle parking and manoeuvring purposes at all times that the development hereby permitted is in use.

   Reason: To ensure that adequate on site vehicle parking/manoeuvring facilities are provided in the interests of highway safety and amenity as referred to in Knowsley Unitary Development Plan Policy T12.

NOTE FOR APPLICANT: The applicant's attention is drawn to the attached comments of the following;
North West Water

[redacted]

Director Of Planning And Development

Date:09.03.2001

MUNICIPAL BUILDINGS
ARCHWAY ROAD
HUYTON, MERSEYSIDE L36 9FB

Note: This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, bylaw, order or regulation.
This permission refers only to those plans submitted as part of the Planning Application a copy of which is retained by the Local Planning Authority. The Local Planning Authority should be contacted in writing if it is proposed to amend these plans in any way as a further permission, may be required.

Notes:

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to condition, he may appeal to the Secretary of State for the Environment in accordance with section 78 of the Town and Country Planning Act 1990 within six months of the date of this notice. (Appeals must be made on a form, which is obtainable from the Department of the Environment). See address below. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning/authority was based on a direction given by him.

(2) If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the secretary of state for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted he may serve on the Council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

(3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and country Planning Act 1990.

Department of the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ.