



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)

Description

Applicant Details

Name/Company

Title

Mr

First name

Barry

Surname

Molloy

Company Name

Address

Address line 1

Tarbock Hall Lodge

Address line 2

Ox Lane

Address line 3

Tarbock Green

Town/City

Liverpool

Country

UK

Postcode

L351QA

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

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

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

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

This is a supplementary LBC application, provided as an addendum to the initial approved planning application.

The South and East walls, and the roof of the structure were carefully demolished in July 2020, and those materials identified as being suitable for reclaim, safely stored for use during the rebuild.

At this time, the Knowsley MBC Building Control Officer attended site to pre-assess the foundations. Due to the proximity of trees and dilapidated state of the remaining North and West walls, a Structural Engineers report was requested to provide professional input into the Foundation requirements for the whole structure.

The professional advice received noted that there is no possibility of retaining the North and West walls in their current state for 2 reasons: 1. There is a requirement for a piled / ring beam foundation around the entire structure given the proximity of trees, and 2. The ingress of water and foliage, and external pressure of land from the North side of the building has led to the North wall becoming unstable, and the bricks unsuitable to build upon and support a modern structure.

This additional LBC application is therefore to seek approval to subject the North and West to the same careful demolition and reclaim that the South and East walls were subjected to. All walls can then be safely rebuilt as per Structural Engineer and Building Control requirements.

Has the development or work already been started 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

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building

- ☐ Yes
☒ No

b) Demolition of a building within the curtilage of the listed building

- ☒ Yes
☐ No

c) Demolition of a part of the listed building

- ☐ Yes
☒ No

Please provide a brief description of the building or part of the building you are proposing to demolish

The two remaining walls marked for demolition formed part of a brick outbuilding sitting in the garden of a refurbished property within the curtilage of a Grade II listed property.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

The professional advice received noted that there is no possibility of retaining the North and West walls in their current state for 2 reasons: 1. There is a requirement for a piled / ring beam foundation around the entire structure given the proximity of trees, and 2. The ingress of water and foliage, and external pressure of land from the North side of the building has led to the North wall becoming unstable, and the bricks unsuitable to build upon and support a modern structure.

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

Application No: 18/00016/LBC
Description of Development:
DEMOLITION AND RE-BUILD OF EXISTING OUTBUILDING WITH ADDITIONAL
EXTENSION TO CREATE USEABLE FAMILY SPACE TOGETHER WITH THE
ERECTION OF A DETACHED PERGOLA.

Application No: 18/00114/FUL
Description of Development:
DEMOLITION AND RE-BUILD OF EXISTING OUTBUILDING WITH ADDITIONAL
EXTENSION TO CREATE USEABLE FAMILY SPACE TOGETHER WITH THE
ERECTION OF A DETACHED PERGOLA.

20/00401/BN

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

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:

External walls

Existing materials and finishes:

Brick

Proposed materials and finishes:

Brick, and timber cladding

Type:

Roof covering

Existing materials and finishes:

Clay Tiles

Proposed materials and finishes:

Slate Tiles

Type:

Windows

Existing materials and finishes:

N/A

Proposed materials and finishes:

doors and frames to be painted green to match existing house.

Type:

External doors

Existing materials and finishes:

N/A

Proposed materials and finishes:

doors and frames to be painted green to match existing House.

Type:

Rainwater goods

Existing materials and finishes:

N/A

Proposed materials and finishes:

Iron black rainwater gutters

Type:

Chimney

Existing materials and finishes:

N/A previously removed

Proposed materials and finishes:

Brick to match existing.

Type:

Internal walls

Existing materials and finishes:

Brick

Proposed materials and finishes:

Brick/block/painted plasterboard

Type:

Internal doors

Existing materials and finishes:

N/A

Proposed materials and finishes:

Timber finish

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

Heritage statement, plans and elevations

Neighbour and Community Consultation

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

☒ Yes

☐ No

If Yes, please provide details

Previous applications have gave notice to the the neighbours, with no objections.

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

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

24/02/2022

Details of the pre-application advice received

Dorothy advised we put through a new listed building application.

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

Mr

First Name

Dan

Surname

Shinkfield

Declaration Date

22/06/2022

☒ Declaration made

Declaration

I / We hereby apply for Listed building consent as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available 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

Amber Johnson

Date

28/06/2022

Amendments Summary

Some alterations concerning the proposed works have been made to the application and documents attached.