



Knowsley Council

**REGENERATION AND ECONOMIC DEVELOPMENT
DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 22/00474/FUL

Name and address of applicant

Mr Colin Daniels
4 The Orchard
Knowsley
Huyton
L36 5UZ

Name and address of agent

PHPC
40 North Sudley Road
Aigburth
Liverpool
L17 0BG

Date of Receipt: 3 August 2022

Date Valid: 5 September 2022

Address/Location Of Development:

4 The Orchard
Huyton
Knowsley
L36 5UZ

Description of Development:

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

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 three 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 (as amended).

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)
- h. Bats & Breeding Birds Assessment - (received 23/09/2023)
- i. Dusk Survey Results - (received 23/09/2023)
- j. Arboricultural Impact Assessment - - (received 23/09/2023)

Reason: For the avoidance of doubt.

3.

- a. Prior to the installation of any doors and windows, details of replacement windows and doors to original building, and new doors and windows to the extension shall have been submitted to the LPA and agreed.
- b. Prior to commencement of works to the extension, scale drawn plans and details sufficient to describe new eaves details shall have been submitted to and been agreed with the LPA.
- c. Details and samples of materials and setting out for all new hardstanding's shall be submitted to LPA and agreed prior to installation.
- d. Samples and specifications of all new external facing and roofing materials and details (including bricks, brick bonds, contrast bands, mortar, rainwater goods, slate, metal roofing) to be used in the construction of the extension, and repair of existing building shall be submitted and agreed with the LPA prior to use.
- e. Details of any internal wall linings or plasters applied to historic building to be submitted to the LPA and agreed prior to such being installed. Details showing how the arched details to interior of the west gable will be preserved shall be included within the submission.

All works shall be implemented in accordance with the approved details.

Reason: In order to avoid harm to heritage.

- 4. The proposed development shall not be brought into use until precise scheme detail of the proposed cycle storage has been submitted to and approved in writing by the Council as Local Planning Authority. The scheme shall be implemented as agreed before any part of the development has been brought into use. For the avoidance of doubt, the cycle parking must be covered and offer a means to secure the cycles.

Reason: To ensure that adequate provision is made for parking cycles securely and to comply with Policy CS7 of the Core Strategy, adopted January 2016

- 5. Prior to occupation of the dwelling a scheme for replacement tree planting shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include tree replacement for individual and groups of trees on a 2:1 basis. The scheme should include the location, size and species of the replacement trees.

The tree planting shall be wholly implemented in its finally approved form in accordance with the approved scheme within the first available planting season following the substantial completion of development. Any tree or other planting which is lost, felled, removed, becomes diseased, or is substantially damaged within a period of five years thereafter shall be replaced in kind during the first available planting season following the date of loss or damage.

Reason: In the interests of visual amenity and to ensure the development complies with Saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

6. The development hereby permitted shall not be occupied until details of bat boxes to include number, type and location on an appropriately scaled plan as well as timing of installation, has been provided for approval and implemented in accordance with those details.

Reason: In order to provide a habitat for bats.

7. No Lighting shall be erected within the site until a lighting scheme that protects ecology and does not result in excessive light spill onto the habitats has been approved by the local planning authority. The lighting shall be implemented in accordance with the approved details.

Reason: In order to avoid harm to biodiversity.

8.
 - a. Repairs to stone boundary wall shall be undertaken in accordance with submitted method statement. Laying pattern and tooled finishes shall match original details. The specification of the mortar and samples of any new stone to be used in the wall shall be submitted and agreed prior to use.
 - b. Any new bricks and mortar required for the repair of the existing structure shall match the existing in all respects, laid to match the existing brick bonding and joints; mortar shall be lime based with no cement added.
 - c. Supplementary slate required to replace lost or damaged fishscale slate shall match existing in all respects.
 - d. The brickwork, mortar and contrast bands within the extension shall be of a material/texture and colour which complements and reflects the polychromatic brickwork façade of the original section of the building.
 - e. The facing materials, mortar and brick bond of the west elevation of the extension section shall match the historic design and materials of the former wall in that location.
 - f. Rainwater goods shall be cast iron, to match existing.
 - g. Doors and windows shall be timber with a solid colour (not stained) painted finish. The submission shall include sufficient details to demonstrate that the details, proportions and jointing closely match the existing designs.
 - h. Any new fascia shall be timber with a painted finish.
 - i. Prior to occupation of the extension, comprehensive repairs to the existing building to be converted as part of the proposals shall be undertaken in accordance with the proposals within the 'Notes on Design' document submitted 31.08.2023.

Reason: In order to avoid harm to heritage.

9. No building works including ivy clearance is to take place during the period 1 March to 31 August inclusive. If it is necessary to undertake works during the bird breeding season, then all buildings and vegetation are to be checked first by an appropriately experienced ecologist to ensure no breeding birds are present. If present, details of how they will be protected are required to be submitted for approval.

Reason: In order to protect wildlife from disturbance.

10. The self-contained building hereby permitted shall only be used for the purpose of providing residential accommodation incidental to the enjoyment of 4 The Orchard for so long as they reside permanently at the site. After which the whole of the building shall only be used in conjunction with the remainder of the application site (as outlined on the submitted location plan) as a single dwelling house.

Reason: In order to prevent the subdivision of the site and harm to the setting of a listed building.

11. No construction work, including demolition and deliveries to and from the site shall take place on the site except between the hours:

08.00 - 18.00 Monday to Friday;
08:00 - 13:00 hours Saturday.

No work shall take place on Sundays or on Public Holidays.

Reason: To safeguard the amenities of nearby residents and to comply with Saved Policies S2 and H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

REASON(S) FOR THE GRANTING OF PLANNING PERMISSION

The decision to grant planning permission has also been taken having regard to the policies and proposals as set out below, and to all relevant material considerations including supplementary planning guidance:-

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS8 - Green Infrastructure

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)

H5 - Development within Primarily Residential Areas

DQ5 - Development in Conservation Areas

This informative is only intended as a summary of the reason(s) for the granting of planning permission. Should you require any further details relating to the decision please contact the relevant case officer (Andrew Hunt on 0151 443 2204)

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.

NOTE FOR APPLICANT:

IMPORTANT - PLEASE READ CAREFULLY THE NOTES BELOW AS FAILURE TO COMPLY COULD MAKE THE DEVELOPMENT HEREBY PERMITTED UNAUTHORISED

- 1) This planning permission is granted in strict accordance with the approved plans. It should be noted however that:
 - a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.
 - b) You or your agent or any other person responsible for implementing this permission should inform Planning Services immediately of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new planning application.

- 2) This permission is granted subject to conditions, and it is the owner of the property and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond.
- 3) If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent.
 - a) If a condition precedent is not complied with prior to the start of development, the whole of the development will be unauthorised and you may be liable to enforcement action.
 - b) In addition, if the requirements of a condition precedent are subsequently not complied with, the development is unauthorised and the only way to rectify the development is the submission of a new application.

If any other type of condition is breached, then you will be liable to a breach of condition notice.

Informative

1. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

2. See attached letter from Merseyside Fire & Resue Authority

Executive Director - Regeneration and Economic Development

Date: 11 December 2023

IMPORTANT NOTES FOR YOUR ATTENTION:

1. 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.
2. 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.
3. You should ensure that you understand the requirements of all planning conditions and that you fully comply with their requirements. If you are in any doubt about what a condition requires of you, please ask us for assistance. Planning conditions may require you to submit further information to us and await our approval before you can start your development. A failure to do so could result in your development being unlawful and necessitate the submission of a further planning application. A failure to comply with the conditions of the permission/consent may result in the taking of enforcement and potentially legal action, against you to remedy the breach of planning control.
4. A fee is normally payable to discharge planning conditions in accordance with government regulations.
5. This permission does not convey any rights or approval to build on, or develop, any land that is not fully owned or controlled by you, including on party boundaries. You should satisfy yourself that the agreement of any adjoining landowners has been given prior to commencing any building works.
6. If a Building Regulations Consent is required for these works it is your responsibility to ensure that the plans submitted for both the Building Regulations Consent and Planning Permission are the same in all respects. Should the plans relating to one consent vary from the other, it will be necessary for you to submit amended plans to this Department and obtain the relevant approval(s) prior to commencing any works. Knowsley Council's Building Control team are contactable on (0151)-443 2342 and they would be pleased to assist you.

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- As this is a decision for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

Knowsley MBC
Planning Department
Municipal Buildings
Archway Road
Huyton
L36 9YU

Email:
dcconsultations@knowsley.gov.uk

Merseyside Fire & Rescue Authority
Community Fire Protection
Planning & Building Regulations Team
Service Headquarters
Bridle Road
Bootle
Merseyside
L30 4YD

Telephone: 0151 296 6590 (Calls may be recorded)
Inspecting Officer: Alison Harrison
Email: planningandbuildingregulationsteam@merseyfire.gov.uk
web Site: www.merseyfire.gov.uk

Your ref: 22/00474/FUL & Our ref:00468457/935341/AH/BOC Date:15th September 2022
22/00475/LBC

Dear Sir/Madam,

THE TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATION NUMBER REF: 22/00474/FUL & 22/00475/LBC
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 AND ASSOCIATED WORKS
ADDRESS: 4 THE ORCHARD HUYTON KNOWSLEY L36 5UZ

The Fire Authority requests that any decision notice includes the following information;

The plans relating to the above application have been examined and below are the Fire Authority's observations:

- * Access for fire appliances should comply with the requirements of Approved Document B5 of the Building Regulations.
- * Water supplies for firefighting purposes should be risk assessed in accordance with the undermentioned guidance in liaison with the water undertakers (United Utilities - 0161 907 7351) with suitable and sufficient fire hydrants supplied.

Housing

Housing developments with units of detached or semidetached houses of not more than two floors should have a water supply capable of delivering a minimum of eight litres per second through any single hydrant. Multi occupied housing developments with units of more than two floors should have a water supply capable of delivering a minimum of 20 to 35 litres per second through any single hydrant on the development.

- * The premises should comply with Section 55 of the County of Merseyside Act 1980

Should you require any further information in respect of this correspondence please contact the Officer named above.

Yours faithfully,

Alison Harrison

Authorised Fire Safety Inspecting Officer
And on behalf of Merseyside Fire and Rescue Authority

Guidelines on flow requirements for firefighting

The following flows represent the ideal requirements on new developments and during permanent system changes.

Housing

Housing developments with units of detached or semidetached houses of not more than two floors should have a water supply capable of delivering a minimum of eight litres per second through any single hydrant. Multi occupied housing developments with units of more than two floors should have a water supply capable of delivering a minimum of 20 to 35 litres per second through any single hydrant on the development.

Transportation

Lorry/coach parks - multi-storey car parks - service stations.

All of these amenities should have a water supply capable of delivering a minimum of 25 litres per second through any single hydrant on the development or within a vehicular distance of 90 metres from the complex.

Industry

The water supply infrastructure to any industrial estate should be as follows with the mains network on site being normally at least 150 mm nominal diameter—

Up to one hectare 20 litres per second.
One to two hectares 35 litres per second.
Two to three hectares 50 litres per second.
Over three hectares 75 litres per second.

Shopping, offices, recreation and tourism

Commercial developments of this type should have a water supply capable of delivering a minimum flow of 20 to 75 litres per second to the development site.

Education, health and community facilities

Village halls— Should have a water supply capable of delivering a minimum flow of 15 litres per second through any single hydrant on the development or within a vehicular distance of 100 metres from the complex.

Primary schools and single storey health centre's— Should have a water supply capable of delivering a minimum flow of 20 litres per second through any single hydrant on the development or within a vehicular distance of 70 metres from the complex.

Secondary schools, colleges, large health and community facilities— Should have a water supply capable of delivering a minimum flow of 35 litres per second through any single hydrant on the development or within a vehicular distance of 70 metres from the complex.