



Knowsley Council

**DEPARTMENT OF REGENERATION, ECONOMY & SKILLS
TOWN AND COUNTRY PLANNING ACT 1990**

PLANNING PERMISSION

Application No: 12/00297/COU

Name and address of applicant

Mr Peter Campbell
Latham House
16 North Park Road
Kirkby Park
Kirkby
Knowsley
L32 2AS

Name and address of agent

Designs in CAD Ltd
121 Longmeadow Road
Knowsley Village
Prescot
Merseyside
L34 0HW

Date of Receipt: 6 June 2012

Date Valid: 2 July 2012

Address/Location Of Development:

Latham House
16 North Park Road
Kirkby Park
Kirkby
Knowsley
L32 2AS

Description of Development:

**CHANGE OF USE FROM RESIDENTIAL FLATS TO SUPPORTED
ACCOMODATION (USE CLASS C2) FOR UP TO A MAXIMUM OF SIX CHILDREN
UP TO THE AGE OF EIGHTEEN.**

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 approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt

3. The number of children attending/residing at the premises at any one time shall not exceed 6.

Reason: To prevent an excessive use of the premises, in the interests of protecting the residential environment of the neighbourhood/preventing parking and dropping off/parking up on the highway/ and to comply with Policy T6 of the Replacement Knowsley Unitary Development Plan, adopted in June 2006 .

4. The development hereby permitted shall not be brought into use until the car parking spaces as shown on the submitted layout plan (drawing no. 1264/A4 received on 6th June 2012) have been marked out on the site. 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 and to accord with policy T6 of the Replacement Knowsley Unitary Development Plan, adopted June 2006.

5. Notwithstanding the provisions of the Town and Country Planning (Use Classes Order) 1990 which approves the use of the building for under the C2 use Classes Order the operation hereby permitted shall be restricted to supported accomodation for autistic children between the ages of 12 and 18 and for no other use.

Reason: For the avoidance of doubt.

APPROVED PLANS

The approved plans are show below:-

Date Plan Received	Reference No. on Plan	Plan Version
2 August 2012	DESIGN AND ACCESS STATEMENT	A
6 June 2012	LOCATION PLAN	no version Number
6 June 2012	1264/A4	no version Number
6 June 2012	1264/A1	no version Number

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 in the Knowsley Replacement Unitary Development Plan (adopted

June 2006) as set out below, and to all relevant material considerations including supplementary planning guidance:-

H5 - Development within Primarily Residential Areas

H7 - Provision. of Flats, Nursing and Residential Homes, Hostels, and Housing in Multiple Occupation (HMOS)

T6 - Ensuring Choice of Travel to Serve New Development

DQ2 - Security in the Built Environment

DQ4 - Trees and Development

DQ5 - Development in Conservation Areas

DQ7 - Listed Buildings

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 (Katie Dickson on 0151 443 2381)

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.

A handwritten signature in black ink, appearing to read "Michael", with a horizontal line drawn underneath the name.

Deputy Chief Executive

Date: 28 August 2012

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. 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.**
4. 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 Planning Inspectorate). 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.
5. 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.
6. 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.

Appeal forms and guidance can be downloaded from the web site www.planning-inspectorate.gov.uk
Alternatively they can be obtained from the following address:-

The Planning Inspectorate
Customer Support Unit
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

Telephone: 0117 372 6372