



Knowsley Council

**REGENERATION AND ECONOMIC
DEVELOPMENT DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

LISTED BUILDING CONSENT

Application No: 21/00971/LBC

Name and address of applicant

Mrs Suzanne Scott
Sandfield Natural Play Centre
Lickers Lane
Whiston
L35 3SR

Name and address of agent

Jones and Wathen Ltd
46 Queensbury
West Kirby
Wirral
CH48 6EP

Date of Receipt: 24 December 2021

Date Valid: 7 January 2022

Address/Location Of Development

Sandfield Natural Play Centre
Lickers Lane
Whiston
L35 3SR

Description of Development

**DISMANTLING AND REBUILDING OF SANDSTONE WALLS AND ERECTION OF AN
OUTBUILDING**

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

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

Reason: Required to be imposed pursuant to Section 18 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

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. Notwithstanding any submitted materials details the roof covering of the outbuilding hereby permitted shall be natural slate to match Sandfield House.

Reason: To preserve the special architectural and historic character of a Grade II Listed Building, in the interests of visual amenity and to comply with Policies CS2, CS19 and CS20 of the Knowsley Local Plan Core Strategy adopted January 2016 and the National Planning Policy Framework.

4. Notwithstanding any submitted materials details prior to any above ground works for the construction of the outbuilding hereby permitted, a sample panel of the facing brickwork and mortar (1m x 1m) shall be constructed on site and agreed in writing by the Local Planning Authority. The outbuilding shall only be completed using the agreed brick and mortar with the agreed details submitted for records.

Reason: To preserve the special architectural and historic character of a Grade II Listed Building, in the interests of visual amenity and to comply with Policies CS2, CS19 and CS20 of the Knowsley Local Plan Core Strategy adopted January 2016 and the National Planning Policy Framework.

5. Notwithstanding any submitted materials details prior to the construction of any of the stone walling, the specification of mortar and a full width sample panel (1m x 1m) showing the front and rear faces of the stonework, and the pointing style and appearance, shall be constructed on site and agreed in writing by the Local Planning Authority with the agreed details submitted for records. The wall shall only be completed in accordance with the agreed details.

Reason: To preserve the special architectural and historic character of a Grade II Listed Building, in the interests of visual amenity and to comply with Policies CS2, CS19 and CS20 of the Knowsley Local Plan Core Strategy adopted January 2016 and the National Planning Policy Framework.

6. Notwithstanding any submitted details doors and fascia's shall be timber with a black or white painted finish.

Reason: To preserve the special architectural and historic character of a Grade II Listed Building, in the interests of visual amenity and to comply with Policies CS2, CS19 and CS20 of the Knowsley Local Plan Core Strategy adopted January 2016 and the National Planning Policy Framework.

7. Notwithstanding any submitted details the existing flat and curved coping stones to the stone wall shall be reclaimed, and re-instated with supplementary St Bees or Corsehill stone, sized and finished to match the pre-existing design and arrangement, to replace any which are missing or damaged.

Reason: To preserve the special architectural and historic character of a Grade II Listed Building, in the interests of visual amenity and to comply with Policies CS2, CS19 and CS20 of the Knowsley Local Plan Core Strategy adopted January 2016 and the National Planning Policy Framework.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
07/01/2022	-	-	Location Plan
07/01/2022	5558-2	-	Proposed Site Plan
07/01/2022	21-2227-100	P2	Foundation Detail
11/07/2022	5558-4	A	Sections
11/07/2022	5558-3	A	Proposed Elevations

11/07/2022	5558	A	Planning, Design, Access and Heritage Statement
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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

CS19 - Design Quality and Accessibility in New Development

CS20 - Managing the Borough's Historic Environment

This informative is only intended as a summary of the reason(s) for the granting of Listed Building Consent. Should you require any further details relating to the decision please contact the relevant case officer (Lee Osborne on 0151 443 2395)

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



Executive Director - Regeneration and Economic Development

Date: 24 August 2022

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. **Listed Buildings:** It is a criminal offence to undertake works to a listed building, which affect its special architectural or historic interest without first obtaining Listed Building Consent and complying with any associated conditions. If you are in any doubt about how this may affect you please contact us before starting any work.

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.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months 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.