METROPOLITAN BOROUGH OF KNOWSLEY

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 00/00181/KMBC1
Date of Receipt: 27.03.2000
Date Valid: 27.03.2000

Name and address of applicant
KMBC Director Of Planning & Development
Yorkon Building
Estates
Huyton, Merseyside

Name and address of agent
KMBC Planning & Development
Design Consultancy
Yorkon Building
Huyton, Merseyside

Address or location of development
38- 58 James Holt Avenue Kirkby Westvale Knowsley L32 5TE

Nature and particulars of application
REFURBISHMENT AT JAMES HOLT AVENUE SHOPPING PARADE INCLUDING DEMOLITION OF UPPER FLOORS AT 48-58 JAMES HOLT AVENUE (AND ALSO INCLUDING DEMOLITION OF 38-46 JAMES HOLT AVENUE)

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. Prior to the commencement of the development hereby permitted the details of the ventilation and fume extraction flue from the hot-food take-away shop within the shopping parade, together with details of the design, including materials, and location of bin storage for each property, shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the agreed details.

   Reason: In the interests of visual and residential amenity.

3. A scheme for the surfacing of the area on which 38-46 James Holt Avenue are sited shall be submitted to and approved in writing by the Local Planning Authority, prior to the demolition of the said properties. The agreed scheme shall be implemented within 2 months of the demolition of the said properties being completed.

   Reason: In the interests of visual amenity.

4. No part of the development hereby permitted shall be commenced until details of the proposed external facing materials to be used on walls and roofs 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: In the interests of visual amenity

NOTE FOR APPLICANT: The applicant's attention is drawn to the attached comments of the following; The Council's Site Development Management Team.

[redacted]

Head Of Planning Services

Date:19.05.2000

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.