

Regeneration and Economic Development Department

APPLICATION NO: 22/00143/LBC

APPLICANT: Miller Homes North West

WARD AFFECTED: Halewood South

DEVELOPMENT: LISTED BUILDING CONSENT TO REMOVE THE GRAVESTONE, RESTORE AND REPAIR IT, INCREASE THE LEVEL OF THE LAND AND REINSTATE THE GRAVESTONE

LOCATION OF SITE: Blackie's Gravestone, Off Bailey's Lane , Halewood, Knowsley, ,

KNOWSLEY LOCAL PLAN ALLOCATION –

Sustainable Urban Extension - Sustainable Urban Extension East of Halewood

RELEVANT POLICIES

CS20 - Managing the Borough's Historic Environment

NEIGHBOUR NOTIFICATION:

This application has been publicised by Site Notice and a Press Notice. No representations have been received.

ISSUES AND ASSESSMENT:

Planning History

19/00104/FUL - DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 162 NO.DWELLINGS TOGETHER WITH LANDSCAPING, INFRASTRUCTURE AND ASSOCIATED WORKS. Approved 7 April 2021.

This development is now under construction.

Representations Received

None

Consultee Comments

The comments received from the Conservation Officer are summarised below, they raise no objections subject to conditions.

Assessment

Compliance with Policy

The application seeks listed building consent to remove the gravestone from the site to allow its restoration and repair, increase of the ground level of the gravestone by 0.3 metres and the subsequent reinstatement of the gravestone to the site. The gravestone is a grade II listed structure that is listed for the following reasons;

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Historic interest: Blackie's close association with his master, the wartime poet Leonard Comer Wall, and the fact that Blackie is buried with his master's medals, reflects the strong bonds shared between thousands of soldiers and their horses on the western front.

It has strong cultural and historic significance in representing the key role animals played, and the sacrifices they made, in the First World War; It is a rare memorial commemorating an individual animal that served in, and survived, the major battles of the First World War;

Architectural interest: Its modest yet elegant design bears similarities to those in military cemeteries, whilst the inscription recording Blackie's name, regiment, and place and date of death reads like those ascribed to human soldiers.

The application falls to be considered in respect of Policy CS20 of the Knowsley Local Plan Core Strategy and the requirements of part 16 (Conserving and Enhancing the Historic Environment) of the NPPF.

Officer Appraisal

The submitted Heritage Statement gives a suitable account of the historic and architectural significance of the heritage asset, however it is the judgement made that the setting does not contribute to the assets significance is not accepted. It is appreciated the development being constructed impacts on the setting of the listed building but the retention of the landscape features around the gravestone allow an significant element of its previous setting to be retained.

The proposals for repair/re-setting the gravestone have been reviewed, and the revised proposals will result in a sympathetic scheme to re-set the gravestone. Although the proposals result in a change to the below-ground design of the setting, the works avoid physical alteration of the slab gravestone itself, and retain the military-style simplicity of the design above-ground. The shallow 200mm depth of the slab, and position near tree and hedge roots has caused movement previously, the new sub-surface base should arrest this movement and ensure the future structural integrity of the gravestone.

The proposals involve raising the level of the land 0.3m. (This is a change from the previously proposed 1.3m change) this amendment enables the retention of the existing landscaping, namely the hedgerow and tree. This mature 'corner of a field' setting adds to the significance of the listed building, and consequently this revision is strongly welcomed.

Whilst the above works are being carried out the gravestone will be removed from the site to be cleaned. A condition will be included on the decision notice requiring the gravestone to be resored to site within 6 months of the date of its removal and physical markers shall be placed on the site to mark the precise position of the gravestone and subsequently removed when the gravestone is reinstated. A further condition will be required to ensure a test patch for the cleaning of the gravestone is carried out to ensure the work is to the satisfaction of the Council's Conservation Officer.

The proposals are acceptable and will enhance the character of the gravestone and ensure its future protection. Therefore, the proposal complies with the requirements of Policy CS20 of the Knowsley Local Plan Core Strategy and of the NPPF.

Conclusion

The proposals are acceptable and will enhance the character of the gravestone and ensure its future protection. Therefore, the proposal complies with the requirements of Policy CS20 of the Knowsley Local Plan Core Strategy and of the NPPF. The application is therefore recommended for approval subject to the conditions detailed above.

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RECOMMENDATION:

- 1) The works hereby permitted shall be commenced before the expiration of three years from the date of this consent.

Reason: To comply with Sections 18 (as amended) and 74 of the 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) Prior to the removal of the listed gravestone from the site, the Local Planning Authority shall be notified in writing of the date the gravestone will be removed and details of the physical markers intended to mark the position of the gravestone shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall be implemented in full and the gravestone shall be reinstated to site no later than 6 months after its removal.

Reason: To ensure the position of the gravestone is suitably marked when it is removed from site and to ensure its timely reinstatement.

- 4) Before the full cleaning of the gravestone is carried out in accordance with the approved Method Statement a test area shall be completed on an inconspicuous area of the gravestone. Full cleaning of the gravestone shall only be carried out following the written agreement of the Local Planning Authority.

Reason: To ensure the cleaning of the gravestone results in an acceptable appearance protecting the character of the gravestone.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
08/08/2022	600-01	7	Plans inc Levels
05/08/2022	WP-BH-P-01	-	Headstone Setting Out Plan
11/03/2022	BLHW/SL05	-	Location Plan
05/08/2022	GM11664	-	Heritage Statement
05/08/2022	-	-	Method Statement

Informatives

- 1 This decision relates only to the physical works to the gravestone and the increase in levels in the immediate area surrounding the gravestone. The wider landscaping will require consideration as part of condition 16 of planning approval 19/00104/FUL.

Kevin Foster
11 August 2022

Alan Kilroe
11 August 2022

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