



Knowsl@y Council

**REGENERATION AND ECONOMIC
DEVELOPMENT DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

REFUSAL OF PLANNING PERMISSION

Application No: 22/00313/FUL

Name and address of applicant

Gail Roberts, Whitegates
1 Tarbock Road
Knowsley
Huyton
L36 5YB

Name and address of agent

Forward Planning
11 Darsefield Road
Childwall
Liverpool
L16 0JR

Date of Receipt: 24 May 2022

Date Valid: 6 June 2022

Address/Location Of Development

**1 Tarbock Road
Huyton
Knowsley
L36 5YB**

Nature And Particulars Of Application

**RENDERING OF FRONT AND BOTH SIDE ELEVATIONS OF PROPERTY AND OTHER
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 **refused** for the carrying out of the development referred to above for the following reasons:-

1. The proposed development would have an unacceptable impact on the appearance of a non-designated heritage asset which is a prominent and important feature in its immediate surroundings. The proposed works to the first floor of the building would appear incongruous when considered as part of the parade of shops as a whole and which would cause harm to the buildings and its surroundings.
As such, the proposal would be contrary to the National Planning Policy Framework, Policies SD1, CS2, CS19 and CS20 of the adopted Knowsley Local Plan Core Strategy (adopted 2016).

ARTICLE 35 STATEMENT

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason for refusal, allowing the applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to meet with the applicant to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.



Executive Director - Regeneration and Economic Development

Date: 12 August 2022

IMPORTANT NOTES FOR YOUR ATTENTION:

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 to refuse planning permission for a householder 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.