



Knowsley Council

Mr Antony Bell
c/o Mr James O'Rourke - O'Rourke-Designs
9 Swansea Close
Garston
Liverpool
L19 2HF

Our Ref: 24/00031/NMA

Date: 27 October 2025

Dear Sir/Madam

TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED) SECTION 96A
APPLICATION FOR NON-MATERIAL CHANGE TO PLANNING PERMISSION

LOCATION: 60 Church Road, Roby, Knowsley, L36 9TR

I refer to your application for a non material amendment which was received on the 10 February 2025. The proposed amendment(s) as listed below have been considered under s96A of the Town and Country Planning Act 1990 and have been determined to be non material.

KNOWSLEY MBC HEREBY GRANTS PERMISSION FOR THE FOLLOWING NON-MATERIAL AMENDMENT(S):- APPLICATION FOR A NON-MATERIAL AMENDMENT FOLLOWING GRANT OF PLANNING PERMISSION 24/00031/FUL (ERECTION OF SINGLE STOREY REAR AND SIDE EXTENSION AND CONVERSION OF BUILDING TO A HOUSE IN MULTIPLE OCCUPATION (HMO) (11 PERSONS) (SUI GENERIS) WITH DEMOLITION OF EXISTING REAR EXTENSION AND ATTACHED GARAGE) AMENDMENTS SOUGHT FOR REDUCTION SIZE OF EXTENSION AT REAR, REMOVAL OF HEADER AND FOOTER TO WINDOW TO FRONT ELEVATION OF EXTENSION, REDUCTION IN SIZE OF REAR DINING ROOM WINDOW AND REPLACEMENT OF HEDGE WITH BRICK WALL TO FRONT BOUNDARY

The plan(s) listed below are those approved. The development must be undertaken in accordance with the approved plans on the original application, except where amended by those below, including any conditions attached to that permission. No substitution should be made without the prior consent from the Local Planning Authority. Failure to adhere to the details of the approved plans or to comply with the conditions on the original planning permission constitutes a contravention of the Town and Country Planning Act 1990 in respect of which enforcement action may be taken.



Knowsley Metropolitan Borough Council
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Telephone: 0151 489 6000 www.knowsley.gov.uk



Approved Plan(s):-

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
02/05/2025	006	Apr '25	PROPOSED STREET SCENE ELEVATION
10/02/2025	002	Sep '25	PROPOSED PLANS
02/05/2025	004	Apr '25	PROPOSED SITE LAYOUT

Please note that this is not a decision under Building Regulations and separate consent may be required. Please contact Building Control for more information.

Yours faithfully



Executive Director - Regeneration and Economic Development