



Knowsley Council

Website: www.knowsley.gov.uk/environment/planningandbuilding/

Directorate of Regeneration and Neighbourhoods
Housing, Planning and Building Control
PO Box 26
Archway Road
Huyton Knowsley
Merseyside L36 9FB

Tel: (0151) 443 2381

Application for Listed Building Consent for alterations, extension or demolition of a listed building

Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
346067	388250

Description

Applicant Details

Name/Company

Title

Mr

First name

Barry

Surname

Molloy

Company Name

Address

Address line 1

Tarbock Hall Lodge

Address line 2

Ox Lane

Address line 3

Town/City

Tarbock Green

Country

UK

Postcode

L351QA

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

The subject of this LBC is the request for approval to carefully demolish the Easterly Section of the North Wall. This Easterly Section is attached as a continuing wall to the Westerly Section of the North Wall which is one of the walls noted in a related LBC (22/00375/LBC).

The requirement to demolish arises because the removal of the Westerly adjoining section would lead to serious structural integrity issues for the remaining Easterly Section. The wall would likely collapse.

A Structural Engineers Report has been sourced specifically relating to the Easterly Section of the North Wall, highlighting that the wall is already leaning and unsafe due to issues relating to the lack of support, brick spalling and ground level inconsistencies.

The proposal is as follows:

- Initially remove the top portion of the wall as a safety precaution
- Remove 2 trees in Section G3 of the original Tree Survey (attached) to prevent future damage to the rebuilt wall
- At the same time as demolishing the walls detailed in 22/00375/LBC, to also then carefully demolish this remaining section of wall
- Remove earth to the rear (north side) of the wall to reduce the level to that which is consistent with the front of the wall, thereby protecting the rebuilt wall. This would include the installation of a drain to ensure water is not retained behind the wall in the event of flooding and could include a low retaining wall as further protection
- Retain / reclaim any bricks suitable for re-use to build the new wall outer leaf (which would be completed at the same time as the Hovels rebuild)
- Replant Trees as per the approval of Planning Application 20/00401/BN (i.e. on a 2 for 1 basis).

Has the development or work already been started without consent?

☐ Yes

☒ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

☐ Don't know

☐ Grade I

☐ Grade II*

☒ Grade II

Is it an ecclesiastical building?

☐ Don't know

☐ Yes

☒ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ☒ Yes
☐ No

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building

- ☐ Yes
☒ No

b) Demolition of a building within the curtilage of the listed building

- ☒ Yes
☐ No

c) Demolition of a part of the listed building

- ☐ Yes
☒ No

Please provide a brief description of the building or part of the building you are proposing to demolish

"The wall we are intending to demolish connects to existing walls (described in 22/00375/LBC) and will be demolished at the same time."

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

- This LBC and 22/00375/LBC are mutually inclusive, i.e. they must be completed at the same time
- Structural Engineer advice also highlights the wall is in an unsafe condition (as detailed in the description).

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- ☒ Yes
☐ No

If Yes, please describe and include the planning application reference number(s), if known

18/00016/LBC
18/00114/FUL
22/00375/LBC
18/00114/NMA
20/00401/BN

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- ☐ Yes
☒ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- ☐ Yes
- ☒ No

Materials

Does the proposed development require any materials to be used?

- ☒ Yes
- ☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:
External walls

Existing materials and finishes:
Brick

Proposed materials and finishes:
Reclaimed brick to match existing.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- ☒ Yes
- ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Tree Survey

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- ☒ Yes
- ☐ No

If Yes, please provide details

Previous applications have given notice to the neighbours, with no objections.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☐ Yes
- ☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

03/10/2022

Details of the pre-application advice received

Dorothy advised we put through an additional Listed Building application specifically in relation to this section of wall.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

☒ Yes

☐ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Person Role

☒ The Applicant

☐ The Agent

Title

First Name

Surname

Declaration Date

☒ Declaration made

Declaration

I / We hereby apply for Listed building consent as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Date