

Application for Planning Permission and listed building consent for alterations,  
extension or demolition of a listed building.  
Town and Country Planning Act 1990  
Planning (Listed Buildings and Conservation Areas) Act 1990

**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.

**1. Applicant Name, Address and Contact Details**

Title:		First Name:	Lay Yuan	Surname:	Lim
Company name:					
Street address:	c/o Agent		Telephone number:		
			Mobile number:		
Town/City:			Fax number:		
Country:			Email address:		
Postcode:					
Are you an agent acting on behalf of the applicant?			<input checked="" type="radio"/> Yes <input type="radio"/> No		

**2. Agent Name, Address and Contact Details**

Title:	Mr	First Name:	Matthew	Surname:	Ashton
Company name:	MgMaStudio Ltd.				
Street address:	Oriol Chambers Suite 37		Telephone number:	01512366627	
	14 Water Street		Mobile number:		
Town/City:	Liverpool		Fax number:		
Country:			Email address:		
Postcode:	L2 8TD		design@mgmastudio.co.uk		

**3. Description of Proposed Works**

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

To change the use of the vacant former library from D1 (non residential institution) to C3 (residential), and carry out internal and external alteration works, including demolition of the side entrance steps and outbuildings, associated with the conversion to form 1no. dwelling house

Has the development or work(s) already started? ☐ Yes ☒ No

#### 4. Site Address Details

Full postal address of the site (including full postcode where available)

House:  Suffix:

House name:

Street address:

Town/City:

Postcode:

Description of location or a grid reference  
(must be completed if postcode is not known):

Easting:

Northing:

Description:

#### 5. 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:  First name:  Surname:

Reference:

Date (DD/MM/YYYY):  (Must be pre-application submission)

Details of the pre-application advice received:

#### 6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☒ Yes ☐ No

Is a new or altered pedestrian access proposed to or from the public highway? ☒ Yes ☐ No

Are there any new public roads to be provided within the site? ☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

#### 7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☒ Yes ☐ No

If Yes, please provide details:

Have arrangements been made for the separate storage and collection of recyclable waste? ☒ Yes ☐ No

## 7. Waste Storage and Collection

If Yes, please provide details:

Recyclable waste store located within the rear garden. Local authority recyclable waste collection service will be used.

## 8. Authority Employee/Member

With respect to the Authority, I am:

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

Do any of these statements apply to you?

☐ Yes ☒ No

## 9. Demolition

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

☒ Yes ☐ No

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

What is the total volume of the listed building?  m<sup>3</sup>

What is the volume of the part to be demolished?  m<sup>3</sup>

What was the date (approximately) of the erection of the part to be removed? Month:  Year:  (Date must be pre-application submission)

Please describe the building or part of the building you are proposing to demolish:

The proposed development seeks to demolish the side access steps, front gates, and outbuildings associated with the former use as a library.

The main building was erected as Wesleyan Chapel in 1834. It is not known exactly when the front entrance was blocked up, and a new side entrance (accessed via steps) was installed, but it would seem to coincide with the change of use to a library after 1924.

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

To enable the use of the converted main building as a dwelling house, providing a new entrance hall, garden space, and off-street parking.

## 10. Listed building alterations

Do the proposed works include alterations to a listed building?

☒ Yes ☐ No

If Yes, will there be works to the interior of the building?

☒ Yes ☐ No

Will there be works to the exterior of the building?

☒ Yes ☐ No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

☐ Yes ☒ No

Will there be stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

☒ Yes ☐ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

State references for these plan(s)/drawing(s):

Please refer to the attached Issue Sheet.

## 11. Listed Building Grading

If known, 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

### 11. Listed Building Grading

Is it an ecclesiastical building?

☐ Don't know

☐ Yes

☒ No

### 12. Immunity from Listing

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

☐ Yes

☒ No

### 13. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	1	1
Cycle spaces	0	2	2

### 14. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

#### Boundary Treatments - description:

Description of *existing* materials and finishes:

Main building: wrought iron railings & gates to front elevation.  
Outbuilding: facing brickwork wall in English Garden Wall bond.

Description of *proposed* materials and finishes:

Retain and restore wrought iron railings to front elevation. Remove existing gates, re-use to provide binstore screening in rear garden. New railings and boundary planting to detail.

#### Ceiling - description:

Description of *existing* materials and finishes:

Main building: lath and plaster to ground floor, basement not yet known.  
Outbuildings: exposed concrete roof deck soffit.

Description of *proposed* materials and finishes:

Main building: lath and plaster to ground floor ceiling to be retained. Basement ceiling to be restored following alterations.  
New extension: profiled ceilings to detail.

#### Chimney - description:

Description of *existing* materials and finishes:

Main building: decorative cowl associated with the historic use as a chapel.

Description of *proposed* materials and finishes:

Main building: existing cowl to be retained & refurbished.

#### External Doors - description:

Description of *existing* materials and finishes:

Main building: glazed panelled timber double doors to main entrance, glazed single door to basement rear entrance.  
Outbuildings: glazed panelled main entrance doors to basement, steel double doors to refuse store, timber doors to external stores.

Description of *proposed* materials and finishes:

Main building: replacement glazed doors to former main entrance to detail.  
New extension: fully glazed new front door.

#### External Walls - description:

Description of *existing* materials and finishes:

Main building: dressed Woolton sandstone.  
Outbuildings: facing brickwork in English Garden Wall bond (part painted to rear outbuildings).

Description of *proposed* materials and finishes:

Main building: dressed sandstone to be retained and repaired as required, any new pointing to be of a lime mortar mix approved by the local authority.  
New extension: red multi facing brickwork in Flemish bond with contrasting headers, St. Bees sandstone cladding, & profiled timber cladding as shown.

#### Floors - description:

14. Materials

Description of *existing* materials and finishes:

Main building: carpet tile over timber boards to ground floor, carpet tile over concrete slab to basement.  
Outbuildings: exposed concrete slab.

Description of *proposed* materials and finishes:

Main building: carpet tiles to be removed, existing timber boards to be restored. New tiled & carpet finishes to basement.  
New extension: new tiled finish to detail.

Internal Doors - description:

Description of *existing* materials and finishes:

Main building: n/a.  
Outbuildings: n/a.

Description of *proposed* materials and finishes:

Main building: timber doors to proposed basement rooms.  
New extension: timber doors to match main house.

Internal Walls - description:

Description of *existing* materials and finishes:

Main building: n/a  
Outbuildings: masonry walls with plaster finish.

Description of *proposed* materials and finishes:

Main building: new 3/4 height feature partitions to ground floor, plaster skim & sandstone finish as shown. Full height stud partitions to basement.

Rainwater goods - description:

Description of *existing* materials and finishes:

Main building: black painted cast iron rainwater goods (uPVC hopper to rear elevation).  
Outbuildings: black painted cast iron rainwater goods.

Description of *proposed* materials and finishes:

Main house: existing cast iron rainwater goods to be retained and overhauled. Replacement cast iron hopper to match at rear elevation.  
New extension: rainwater goods shall be concealed.

Roof covering - description:

Description of *existing* materials and finishes:

Main building: slate pitched roof covering.  
Outbuildings: mastic asphalt flat roof covering over concrete deck.

Description of *proposed* materials and finishes:

Main building: slate pitched roof covering to be retained and overhauled.  
New extension: proprietary membrane system flat roof covering concealed by profiled timber cladding.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

Yorkstone paving to proposed parking area, to line through with surface of Chapel Place.

Windows - description:

Description of *existing* materials and finishes:

Main building: box sash to front elevation at ground and basement levels, all other windows are timber casements.  
Outbuildings: timber casements.

Description of *proposed* materials and finishes:

Main building windows to be retained & refurbished unless shown removed as part of the alteration works.  
New extension: windows to be flush rooflights.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Please refer to the attached Issue Sheet.

## 15. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer	<input checked="" type="checkbox"/>	Package treatment plant	<input type="checkbox"/>	Unknown	<input type="checkbox"/>
Septic tank	<input type="checkbox"/>	Cess pit	<input type="checkbox"/>	Other	<input type="checkbox"/>

Are you proposing to connect to the existing drainage system? ☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

Please refer to the attached Issue Sheet.

## 16. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

<input type="checkbox"/> Sustainable drainage system	<input checked="" type="checkbox"/> Main sewer	<input type="checkbox"/> Pond/lake
<input type="checkbox"/> Soakaway	<input type="checkbox"/> Existing watercourse	

## 17. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

c) Features of geological conservation importance

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

## 18. Existing Use

Please describe the current use of the site:

Former branch Library operated by Liverpool City Council.

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site:

Library (D1 non-residential institution)

When did this use end (if known) (DD/MM/YYYY)?

31/03/2012

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

18. Existing Use

Land which is known to be contaminated?

☐ Yes☒ No

Land where contamination is suspected for all or part of the site?

☐ Yes☒ No

A proposed use that would be particularly vulnerable to the presence of contamination?

☐ Yes☒ No

19. Trees and Hedges

Are there trees or hedges on the proposed development site?

☐ Yes☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☒ Yes☐ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

20. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

☐ Yes☒ No

21. Residential Units

Does your proposal include the gain or loss of residential units?

☒ Yes☐ No

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses	0	0	0	1	0
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

1

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total

Social Rented Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total

Social Rented Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total

Intermediate Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					

Intermediate Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					

21. Residential Units

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Key Worker Housing Total

Overall Residential Unit Totals	
Total proposed residential units	1
Total existing residential units	

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Key Worker Housing Total

22. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☒ Yes ☐ No

Use Class/type of use	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
D1 - Non-residential institutions	223	223	0	-223
Total	223	223	0	-223

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class/types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms

23. Employment

No Employment details were submitted for this application

24. Hours of Opening

No Hours of Opening details were submitted for this application



## 25. Site Area

What is the site area?

203.60

sq.metres

## 26. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

n/a

Is the proposal for a waste management development?

☐

Yes

☒

No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

## 27. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐

Yes

☒

No

### A. Toxic substances

Amount held on site

Tonne(s)

### B. Highly reactive/explosive substances

Amount held on site

Tonne(s)

### C. Flammable substances (unless specifically named in parts A and B)

Amount held on site

Tonne(s)

## 28. 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? (Please select only one)

☒ The agent

☐ The applicant

☐ Other person

## 29. Certificates (Certificate A)

### Certificate of Ownership - Certificate A Certificate under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

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 to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding ("*agricultural holding*" has the meaning given by reference to the definition of "*agricultural tenant*" in section 65(8) of the Act).

Title:

Mr

First name:

Matthew

Surname:

Ashton

Person role:

AGENT

Declaration date:

24/06/2016

☒

Declaration made

## 30. Declaration

I/we hereby apply for planning permission/consent as described in this form and the 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 opinions of the person(s) giving them.

☒

Date

24/06/2016