



The City of Liverpool

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## Application for Planning Permission. Town and Country Planning 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:	Mr	First name:	Daniel	Surname:	Bennett	
Company name	Liverpool School of Tropical Medicine					
Street address:	Pembroke Place			Country Code	National Number	Extension Number
				Telephone number:		
				Mobile number:		
Town/City	Liverpool			Fax number:		
County:	Merseyside			Email address:		
Country:	United Kingdom					
Postcode:	L3 5QA					
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:	Phil	Surname:	Jervis	
Company name:	Broadway Malyan					
Street address:	12th Floor			Country Code	National Number	Extension Number
	20 Chapel Street			Telephone number:	44	0151 600 3500
				Mobile number:		
Town/City	Liverpool			Fax number:		
County:	Merseyside (Met County)			Email address:		
Country:						
Postcode:	L3 9AG				p.jervis@broadwaymalyan.com	

### 3. Description of the Proposal

Please describe the proposed development including any change of use:

Proposal for the demolition of No. 29, 31 and 33 Pembroke Place (Application for Listed Building Consent sought for the demolition of No. 29: Reference No. PP-03487902) to allow for the construction of a new extension for Anson House that will incorporate No. 35 Pembroke Place (Application for Listed Building Consent has been applied for separately for the change of use, alterations and works to No. 35: Reference No. PP-03489477).

Has the building, work or change of use already started? ☐ Yes ☒ No

#### 4. Site Address Details

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

House:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	<input type="text"/>		
Street address:	<input type="text"/>		
	<input type="text"/>		
Town/City:	<input type="text"/>		
County:	<input type="text"/>		
Postcode:	<input type="text"/>		

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

Easting:	<input type="text"/>
Northing:	<input type="text"/>

Description:

The site includes No. 29 (Galkoff Butchers), 31, 33 and 35 (The Book Shop) Pembroke Place.

#### 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:	<input type="text"/>	First name:	<input type="text"/>	Surname:	<input type="text"/>
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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

#### 7. Waste Storage and Collection

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

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

If Yes, please provide details:

#### 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. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

## 9. (Materials continued)

### Walls - description:

Description of *existing* materials and finishes:

No. 35 - Render to the front elevation fronting Pembroke Place painted white. All other walls to No. 35 are red brick of varying brick patterns.  
No. 29 & 31 - Red brick.

Description of *proposed* materials and finishes:

No. 35 - The proposal seeks to renovate No. 35 externally back to its original condition and architectural style. This would include the removal of the external render to the south façade and the reconstruction of the main entrance.  
New Extension - The new extension will continue the architectural style of the Anson House development with the use of perforated metal panels over clad onto a facing brick. The panels will having two densities of perforation assisting to animate the façade. The rear of the new extension will be rendered.

### Roof - description:

Description of *existing* materials and finishes:

No. 35 - The existing roof is clad in slate. Any replacement tiles required to make the building watertight will be slate.  
No.29 & 31 - Slate

Description of *proposed* materials and finishes:

New extension - A single ply membrane roof will be integrated with the existing Anson House development. The roof will incorporate continuous integrated roof lights.

### Windows - description:

Description of *existing* materials and finishes:

No. 35 - The upper windows are currently boarded up with sash windows behind. The shop front is a more recent addition and is not original. All the windows to the east elevation have been blocked up.

Description of *proposed* materials and finishes:

No. 35 - It is intended to reopen the blocked windows and fit windows that would match the original style. This is subject to investigation. All original windows will be restored depending on their condition.  
New extension - The windows/glazing on the new extension will be a combination of capped and uncapped curtain walling to the south elevation with black reveals hiding the frames. To the rear will be operable windows as part of the ventilation strategy.

### Doors - description:

Description of *existing* materials and finishes:

No. 35 - The entrance door to No. 35 is not original. The entrance door to the adjoining dwelling to the rear on the east elevation has been blocked up. The rear exit door is not original.

Description of *proposed* materials and finishes:

The access into the new extension will be primarily from Anson House with a new fire exit to the rear of the new extension. It is intended to reinstate the doors to the front of No. 35 in a traditional style and to reinstate the door to the adjoining dwelling to the rear. These however will not be used for access. As the door to the rear of No. 35 on the north elevation is not original it is intended to insert a contemporary single pane window.

### Boundary treatments - description:

Description of *existing* materials and finishes:

No. 35 - There is a boundary wall between the rear yard of No. 35 and 33 Pembroke Place made from red brick.

Description of *proposed* materials and finishes:

The boundary treatment to the the rear of No. 29, 31 and 33 will be a continuation of the Anson House development. This is subject to the layout of the external works. The timber gate between No. 35 and 37 will be restored and replaced if necessary.

### Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

The rear of No. 29, 31 and 33 will be integrated as part of the Anson House car park with additional spaces and provision for cycle parking. Surface material to match Anson House car park.

### Lighting - add description

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

As per the Anson House development, lighting will be used behind the façade to create a wash across the facing brick. This will assist in demarcating the building at night by illuminating behind the perforated panel.

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 following drawings for material references:  
South Elevation 30392-05-101, East Elevation 30392-05-102, North Elevation 30392-05-103 and External Works 30392-90-001, Section 30392-04-100.  
Please refer to the D & A sections on materials.

10. 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	10	10
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other	The scheme will be integrated with the facilities that are being developed as part of the Anson House scheme. This		

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer☒

Package treatment plant☐

Unknown☐

Septic tank☐

Cess pit☐

Other

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):

To be confirmed

12. 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?

☐ Sustainable drainage system

☒ Main sewer

☐ Pond/lake

☐ Soakaway

☐ Existing watercourse

13. 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

14. Existing Use

Please describe the current use of the site:

The premises of the site (No. 29, 31, 33 and 35) are currently vacant.

Is the site currently vacant? ☒ Yes ☐ No

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

No. 35 was last used as a bookshop but has been vacant for a number of years. It was acquired by the client in October 2008. No. 29 was formerly Galkoff Butchers. However following the retirement of Sydney Galkoff in 1963 the freehold was sold to Liverpool County Council. The school acquired No. 29 in 2012, who had already purchased No. 31 and 33 in 2009.

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

Does the proposal involve any of the following?  
If yes, you will need to submit an appropriate contamination assessment with your application.

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

15. 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'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

17. 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
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					3
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total

Overall Residential Unit Totals

Total proposed residential units	0
Total existing residential units	3

18. 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)
A1	Shops Net Tradable Area	96.0	96.0	0.0	-96.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking establishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	783.0	783.0

18. All Types of Development: Non-residential Floorspace (continued)

B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	0.0	0.0
	Total	96.0	96.0	783.0	687.0

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
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19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	180	0	0
Proposed employees	240	0	0

20. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
B1A	09:00:00	17:30:00					<input type="checkbox"/>

21. Site Area

What is the site area? 432 sq.metres

22. 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:

The site will accommodate new high quality offices for general office and administrative tasks. The internal spaces are ventilated with a combination of mechanical and manual ventilation. The scheme will integrate with the existing mechanical systems in place for the Anson House scheme. Additional air handling may be required subject to further development with the M&E consultant.

Is the proposal for a waste management development? ☐ Yes ☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal? ☐ Yes ☒ No

24. 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

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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:	<input type="text" value="Mr"/>	First name:	<input type="text" value="Phil"/>	Surname:	<input type="text" value="Jervis"/>
Person role:	<input type="text" value="Agent"/>	Declaration date:	<input type="text" value="26/06/2014"/>	<input checked="" type="checkbox"/>	Declaration made

26. 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.

<input checked="" type="checkbox"/>	Date	<input type="text" value="26/06/2014"/>
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