



The City of Liverpool

www.liverpool.gov.uk • Planning & Building Control, Municipal Buildings, Dale Street, L2 2DH • 0151 233 3021

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:	Mr	First name:		Surname:	
Company name:	St. Gabriel's (Liverpool) Ltd				
Street address:	3rd Floor		Telephone number:	Country Code	National Number
	Muskers Buildings				Extension Number
	1 Stanley Street		Mobile number:		
Town/City:	Liverpool		Fax number:		
County:	Merseyside		Email address:		
Country:	United Kingdom				
Postcode:	L1 6AA				
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:	Richard	Surname:	Gee
Company name:	Roman Summer Associates Ltd				
Street address:	SUITE 2		Telephone number:	Country Code	National Number
	HURSTWOOD HOUSE				Extension Number
	NEW HALL HEY ROAD		Mobile number:		
Town/City:	RAWTENSTALL		Fax number:		
County:	Lancashire		Email address:		
Country:	United Kingdom				
Postcode:	BB4 6AJ			richard@romansummer.com	

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):

The planning application proposes the following works :

- Demolition of the German Wing extension
- Demolition of Gardener's Cottage
- Demolition of Taylor House
- Demolition of all other unlisted buildings (aside from sub station)
- The repair, refurbishment, change of use and extension of St. Gabriel's House to create 35 apartments in total (7 in the existing listed building [5 x 2-bed and 2 x 3-bed] and 28 within an extension [24 x 2-bed and 4 x 3-bed] with subterranean car parking beneath the extension and under covered deck to rear of main building);
- The repair, refurbishment, change of use and extension of the listed gatehouse (St. Gabriel's Lodge) to create a single dwelling;
- The creation of a dwelling using the remains of the Orangery building;
- The erection of 11 attached villas (each 4 bedrooms, 2 storeys);
- The erection of 4 detached houses (each 5 bedrooms, 3 storeys);
- The formation of new and reconfigured internal access roads, paths and maneuvering areas; hard and soft landscaping (including means of enclosure);
- The closure of the western vehicular access on Beaconsfield Road;

3. Description of Proposed Works (continued)

- The minor reconfiguration of eastern vehicular entrance on Beaconsfield Road; and reuse, widening and reconfiguration of the existing access via Church Road;
- The creation of 137 car parking spaces in total comprising :
 - 73 will be subterranean [13 of which accessible spaces];
 - 2 outside NE wing of main house
 - 11 attached villas – 2 spaces each in front + 1 in garage of each house
 - 4 detached houses – 2 spaces in front + 2 in garage of each house
 - Orangery bespoke house – 2 in front (no garage)
 - Greek Lodge bespoke house – 2 in front (no garage)
 - 3 visitor spaces in north west corner of site
 - 6 visitor spaces by main house

The application for Listed Building Consent proposes :

- Conversion and alterations of main house to form apartments (including new garden terrace over car parking);
- Demolition of German Wing and construction of new apartment block;
- Restoration, conversion and extension of lodge (including demolition of later extensions) to form single house;
- Demolition of The Hollies;
- Construction of new house on base of former conservatory;
- Partial demolition, alteration and restoration of boundary and garden walls; and
- Associated ancillary works.

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:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	<input type="text" value="St. Gabriel's Convent"/>		
Street address:	<input type="text" value="Knolle Park"/>		
	<input type="text" value="Beaconsfield Road"/>		
Town/City:	<input type="text" value="Liverpool"/>		
County:	<input type="text" value="Merseyside"/>		
Postcode:	<input type="text" value="L25 6EG"/>		

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

Easting:	<input type="text" value="341876"/>
Northing:	<input type="text" value="387569"/>

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: <input type="text" value="Mrs"/>	First name: <input type="text" value="CAROLINE"/>	Surname: <input type="text" value="MAHER"/>
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Reference:	<input type="text" value="VARIOUS"/>
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Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

REFER TO PLANNING STATEMENT FOR DETAILS

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)

Please refer planning statement and access statement, and transport statement

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:

Please see the proposed drawings and Design & Access Statement

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

Refer to Design & Access Statement and Transport Statement

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?

9540.0000
0000 m³

What is the volume of the part to be demolished?

3367.0000
0000 m³

What was the date (approximately) of the erection of the part to be removed?

Month: 01

Year: 1910

(Date must be
pre-application submission)

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

DEMOLITION OF GERMAN WING EXTENSION AND ALL NON LISTED BUILDINGS IN GROUNDS ASIDE FROM SUB-STATION. REFER TO PLANNING STATEMENT, DESIGN AND ACCESS STATEMENT, AND HERITAGE STATEMENT FOR FULL DETAILS

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

REFER TO PLANNING STATEMENT, DESIGN AND ACCESS STATEMENT, AND HERITAGE STATEMENT FOR FULL DETAILS

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 planning statement and design and access statement AND HERITAGE STATEMENT

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

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	124	124
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	13	13
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

14. Materials

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

External walls - add description

Description of *existing* materials and finishes:

REFER TO DESIGN AND ACCESS STATEMENT, DRAWINGS AND HERITAGE STATEMENT FOR DETAILS

Description of *proposed* materials and finishes:

REFER TO DESIGN AND ACCESS STATEMENT, DRAWINGS AND HERITAGE STATEMENT FOR DETAILS

Roof covering- add description

Description of *existing* materials and finishes:

REFER TO DESIGN AND ACCESS STATEMENT, DRAWINGS AND HERITAGE STATEMENT FOR DETAILS

Description of *proposed* materials and finishes:

REFER TO DESIGN AND ACCESS STATEMENT, DRAWINGS AND HERITAGE STATEMENT FOR DETAILS

Chimney - add description

Description of *existing* materials and finishes:

REFER TO DESIGN AND ACCESS STATEMENT, DRAWINGS AND HERITAGE STATEMENT FOR DETAILS

Description of *proposed* materials and finishes:

REFER TO DESIGN AND ACCESS STATEMENT, DRAWINGS AND HERITAGE STATEMENT FOR DETAILS

Windows - add description

Description of *existing* materials and finishes:

REFER TO DESIGN AND ACCESS STATEMENT, DRAWINGS AND HERITAGE STATEMENT FOR DETAILS

Description of *proposed* materials and finishes:

REFER TO DESIGN AND ACCESS STATEMENT, DRAWINGS AND HERITAGE STATEMENT FOR DETAILS

External doors - add description

Description of *existing* materials and finishes:

REFER TO DESIGN AND ACCESS STATEMENT, DRAWINGS AND HERITAGE STATEMENT FOR DETAILS

Description of *proposed* materials and finishes:

REFER TO DESIGN AND ACCESS STATEMENT, DRAWINGS AND HERITAGE STATEMENT FOR DETAILS

Ceilings - add description

Description of *existing* materials and finishes:

REFER TO DESIGN AND ACCESS STATEMENT, DRAWINGS AND HERITAGE STATEMENT FOR DETAILS

Description of *proposed* materials and finishes:

REFER TO DESIGN AND ACCESS STATEMENT, DRAWINGS AND HERITAGE STATEMENT FOR DETAILS

Internal walls - add description

Description of *existing* materials and finishes:

REFER TO DESIGN AND ACCESS STATEMENT, DRAWINGS AND HERITAGE STATEMENT FOR DETAILS

Description of *proposed* materials and finishes:

REFER TO DESIGN AND ACCESS STATEMENT, DRAWINGS AND HERITAGE STATEMENT FOR DETAILS

Floors - add description

Description of *existing* materials and finishes:

REFER TO DESIGN AND ACCESS STATEMENT, DRAWINGS AND HERITAGE STATEMENT FOR DETAILS

Description of *proposed* materials and finishes:

REFER TO DESIGN AND ACCESS STATEMENT, DRAWINGS AND HERITAGE STATEMENT FOR DETAILS

Internal doors - add description

Description of *existing* materials and finishes:

REFER TO DESIGN AND ACCESS STATEMENT, DRAWINGS AND HERITAGE STATEMENT FOR DETAILS

Description of *proposed* materials and finishes:

REFER TO DESIGN AND ACCESS STATEMENT, DRAWINGS AND HERITAGE STATEMENT FOR DETAILS

14. Materials (continued)

Rainwater goods - add description

Description of *existing* materials and finishes:

REFER TO DESIGN AND ACCESS STATEMENT, DRAWINGS AND HERITAGE STATEMENT FOR DETAILS

Description of *proposed* materials and finishes:

REFER TO DESIGN AND ACCESS STATEMENT, DRAWINGS AND HERITAGE STATEMENT FOR DETAILS

Boundary treatments - add description

Description of *existing* materials and finishes:

REFER TO DESIGN AND ACCESS STATEMENT, DRAWINGS AND HERITAGE STATEMENT FOR DETAILS

Description of *proposed* materials and finishes:

REFER TO DESIGN AND ACCESS STATEMENT, DRAWINGS AND HERITAGE STATEMENT FOR DETAILS

Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

REFER TO DESIGN AND ACCESS STATEMENT, DRAWINGS AND HERITAGE STATEMENT FOR DETAILS

Description of *proposed* materials and finishes:

REFER TO DESIGN AND ACCESS STATEMENT, DRAWINGS AND HERITAGE STATEMENT FOR DETAILS

Lighting - add description

Description of *existing* materials and finishes:

REFER TO DESIGN AND ACCESS STATEMENT, DRAWINGS AND HERITAGE STATEMENT FOR DETAILS

Description of *proposed* materials and finishes:

REFER TO DESIGN AND ACCESS STATEMENT, DRAWINGS AND HERITAGE STATEMENT FOR DETAILS

Others - add description

Other

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Are you supplying additional information on submitted drawings or plans?

☒

Yes

☐

No

If Yes, please state plan(s)/drawing(s) references:

Please refer to planning statement and design and access statement

15. 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):

Please refer to Flood Risk Assessment

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?

☐

Sustainable drainage system

☐

Main sewer

☐

Pond/lake

☐

Soakaway

☐

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 Convent / Care Use - day care and residential care

- Is the site currently vacant?

☐ Yes

☒ No
- 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

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
Houses		29	6	17	
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total52

Overall Residential Unit Totals

Total proposed residential units	52
Total existing residential units	0

Market Housing - Existing

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

Existing Market Housing Total0

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

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

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	0.0	0.0	0.0	0.0
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	0.0	0.0
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	4684.0	4684.0	0.0	-4684.0
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		4684.0	4684.0	0.0	-4684.0

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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23. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	3	4	5

24. 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	

25. Site Area

What is the site area?

02.74

hectares

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:

none

Is the proposal for a waste management development?

Yes No

27. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes No

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 or building 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:

RICHARD

Surname:

GEE

Person role:

Agent

Declaration date:

26/10/2015

☒ 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

26/10/2015

Ref: 08: 6099

Planning Portal Reference:

004176545