

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:	Andrew	Surname:	McHale
Company name:					
Street address:	70				
	Bowland Avenue			Telephone number:	
				Mobile number:	
Town/City:	LIVERPOOL			Fax number:	
Country:				Email address:	
Postcode:	L16 1JP				
Are you an agent acting on behalf of the applicant?				<input type="radio"/> Yes	<input checked="" type="radio"/> No

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

No Agent details were submitted for this application

**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):

Change of use from class A1 to classes A3 and A4 for use of restaurant and bar, including refurbishments and fit out.

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:

The premises consists of a three storey plus basement mid terrace grade II listed Georgian building, Internally the property consist of front and rear office rooms at ground, first and second floor level with additional basement storage. The structure of the building has been comprehensively restored to conservation standards, including a new roof, replacement of the glazed atrium and timber framed single glazed sash windows. The building is in a basic shell condition and is unoccupied, previously a Travel and insurance agents. The proposed use is to change to a Restaurant and Bar.

#### 5. Pre-application Advice

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

☐ Yes ☒ No

#### 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

If Yes, please provide details:

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

☐ Yes ☒ No

#### 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

## 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):

Ceilings - Currently plasterboard and painted.

Proposed changes - All to be maintained where needed with new plaster board and painted. With the exception of the kitchen, this will be fitted with 1 hour fire boarding and then painted, in line with Health and Safety and building regulations.

Floors -

Basement - Limestone flags (Existing)

Ground, first and second floors - Wooden floorboards covered in carpet and vinyl flooring (Existing)

Staircase - Wooden steps covered in carpet (Existing)

Proposed changes -

Basement back - Proposed toilets area - Raised flooring on to be installed above existing stone work to avoid removing any existing fabric. Materials include standard Plasterboard and skim walls with toilet cubicles in Formica and flooring in poly-laminate floor covering in line with Health and Safety, Building Regulations and Environmental Health Regulation

Basement front - No change

Ground, first floor and second floor front - Removal of existing carpets and vinyl flooring and sanding existing floor boards to be sealed and treated.

Second floor back - To be used as a kitchen, using a coving and capping flooring with a seam welded anti slip vinyl covering.

Staircase - Removal of existing carpet, sanding existing boards and adding anti slip stair nosings to all treads in line with current building regulations.

Works to the exterior of the building -

The addition of a commercial kitchen extract and forced air in system - From CK Direct, model CKEH/3015AIR-S.

The addition of 4 air conditioning units - From orionairsales.co.uk, model Toshiba Wall mounted digital inverter RAV-SM566KRT-E

Photographic examples of both are attached in word document form - 'Air Conditioning units at 85 Seel Street' and 'Extract at 85 Seel Street'

## 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

No Vehicle Parking details were submitted for this application

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:

Back yard enclosed by brick

Description of *proposed* materials and finishes:

No changes

Ceiling - description:

Description of *existing* materials and finishes:

Plasterboard ceilings, painted.

Description of *proposed* materials and finishes:

All to be maintained where needed with new plaster board and painted. With the exception of the kitchen, this will be fitted with 1 hour fire boarding and then painted, in line with Health and Safety and building regulations.

Chimney - description:

Description of *existing* materials and finishes:

Brick

Description of *proposed* materials and finishes:

No changes

External Doors - description:

Description of *existing* materials and finishes:

Front - Original timber feature  
Back basement - Wooden

Description of *proposed* materials and finishes:

No changes to front  
Back basement - replace with FD30 fire exit door with panic bar

External Walls - description:

Description of *existing* materials and finishes:

Bricks and mortar

Description of *proposed* materials and finishes:

No changes

Floors - description:

Description of *existing* materials and finishes:

Basement - Limestone flags  
Ground, first and second floors - Wooden floorboards covered in carpet and vinyl flooring  
Staircase - Wooden steps covered in carpet

Description of *proposed* materials and finishes:

Basement back - Will be changed to toilets - Using tongue and groove chipboard with a vinyl covering.  
Basement front - No change  
Ground, first floor and second floor front - Removal of existing carpets and vinyl flooring and sanding existing floor boards.  
Second floor back - To be used as a kitchen, using a coving and capping flooring with a seam welded anti slip vinyl covering.  
Staircase - Removal of existing carpet, sanding existing boards and adding anti slip stair nosings to all treads

Internal Doors - description:

Description of *existing* materials and finishes:

All internal doors are currently wooden

Description of *proposed* materials and finishes:

Removal of all doors and replacing with FD30S fire doors with vision panels. All opening inward to each room and are fitted with an electronic holdback device, linked to the Automatic Fire Detection and alarm system. All compliant with BS5839.

Internal Walls - description:

Description of *existing* materials and finishes:

Walls are currently either wallpapered over plasterboards or bare brick.

Description of *proposed* materials and finishes:

All non kitchen walls to be stripped back to either current boarding or keeping of existing bare brick.  
Kitchen - Plaster boarded and covered with Hygiene panelling floor to ceiling

Lighting - description:

Description of *existing* materials and finishes:

## 14. Materials

Fluorescent tube strip and pendant throughout

Description of *proposed* materials and finishes:

Replace with new pendant lighting

### Rainwater goods - description:

Description of *existing* materials and finishes:

Cast iron

Description of *proposed* materials and finishes:

No changes

### Roof covering - description:

Description of *existing* materials and finishes:

Slate tiles

Description of *proposed* materials and finishes:

No changes

### Windows - description:

Description of *existing* materials and finishes:

Timber framed single glazed sash windows.

Description of *proposed* materials and finishes:

No changes.

### OTHER - description:

Type of other material:

Guttering

Description of *existing* materials and finishes:

Sandstone, lead lined

Description of *proposed* materials and finishes:

No changes

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 see attached site plan. All changes are non permanent and are reversible.

## 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):

See attached site plan, rear basement.

## 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

## 16. Assessment of Flood Risk

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:

Unoccupied

Is the site currently vacant?

☒ Yes ☐ No

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

Travel and insurance agencies

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

## 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					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

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					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

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

Existing 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

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)
A3 - Restaurants and cafes	203.6	0	203.6	203.6
Total	203.6	0	203.6	203.6

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

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Proposed employees	9	2	10

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	
A3	12:00:00	00:00:00	12:00:00	00:00:00	12:00:00	00:00:00	<input type="checkbox"/>

25. Site Area

What is the site area?

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:

The addition of a commercial kitchen extract and forced air in system - From CK Direct, model CKEH/3015AIR-S.  
The addition of 4 air conditioning units - From orionairsales.co.uk, model Toshiba Wall mounted digital inverter RAV-SM566KRT-E  
Photographic examples of both are attached in word document form - 'Air Conditioning units at 85 Seel Street' and 'Extract at 85 Seel Street'

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)



## 27. Hazardous Substances

### 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 B)

### Certificate of Ownership - Certificate B Certificates 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 I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) and/or agricultural tenant (*“agricultural tenant” has the meaning given in section 65(8) of the Town and Country Planning Act 1990*) of any part of the land or building to which this application relates.

Owner/Agricultural Tenant	Date notice served
Name: <input type="text" value="Frensons Ltd"/>	<input type="text" value="20/05/2016"/>
Number: <input type="text" value="9"/> Suffix: <input type="text"/> House name: <input type="text"/>	
Street: <input type="text" value="Gambier Terrace"/>	
Locality: <input type="text"/>	
Town: <input type="text" value="Liverpool"/>	
Postcode: <input type="text" value="L1 7BG"/>	

Title:  First name:  Surname:

Person role:  Declaration date:  ☒ 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