

Date: 20 July 2016

T: 0151 709 9625

E: [info@theplanningstudio.co.uk](mailto:info@theplanningstudio.co.uk)

W: [www.theplanningstudio.co.uk](http://www.theplanningstudio.co.uk)

Planning Department  
Liverpool City Council  
Municipal Building  
Dale Street  
Liverpool L2 2DH

FAO: Ms V Vaughan-Williams

Dear Victoria

**Town & Country Planning Act 1990**

**Proposal:** Residential development at Eldon Grove, Liverpool, L6

**Planning Application Ref:** 16F/0310

On behalf of our client *JGLT Developments Ltd*, we are instructed to act as agent for all ongoing matters in respect of their submitted planning application relating to major housing development at Eldon Grove, Liverpool L6.

Our instruction takes over from the previous Agent Knight Frank, and we have been engaged with the client and design team to assist with bringing the determination of the planning application to a positive outcome, which we are hoping that this will be at the Council's next available Planning Committee – end of August/early September 2016.

Using the 'dropbox' media channel, we have issued the following documents which we formally submit as part of the proposals pending under the current planning application ref: 16F/0310:-

- Amended plans and drawings – Day Architects
- Updated Design & Access Statement
- Updated Heritage Statement – Turley Associates
- Supplementary Planning Statement – The Planning Studio

Our client and their design team have been working on the amended proposals since earlier this year, and include a number of meetings with the local community, the latest of which was held on 21 June 2016.

The updated Heritage Statement provides a comprehensive appraisal of the impact of the proposed development on designated heritage assets, including the fire damaged and derelict listed tenement blocks at Eldon Grove, listed railings, gas lamps and water fountain and the listed Catholic Church.

The supplementary Planning Statement takes further the planning case for the proposed scheme, notes in particular the site is situated in a designated 'primarily residential area', which sets down an in principle assumption that the proposals for new residential development at the site are acceptable in principle (policy H4 of the UDP refers).

The case for the restoration of the derelict listed buildings is one that we believe to be very strongly made, and the proposals for new residential development as part of a comprehensive development scheme for the site should be considered in the context that unless there are demonstrable and significant adverse impacts, the presumption in favour of sustainable development (paragraph 14 of the NPPF) supports the grant of planning permission and associated listed building consent.

The Council is asked to note that overall the scheme has broad support of the local community who recognise that there are very few, if any, other prospects for achieving comprehensive restoration of the listed tenement blocks.

I trust that you will take account of the amended plans and additional supporting documents and that there will not be a positive outcome for the planning application.

Should you have any further queries or questions please do not hesitate to contact me on one of the correspondence details noted above.

Regards

Colin

*Colin Williams*

**C D Williams**  
Director  
**The Planning Studio Ltd**

cc – Mr M Wood, JGLT Developments Ltd