



PLD

Martin Fletcher M F Architecture Ltd  
Po Box 168 Aigburth  
Liverpool  
L17 8WD

Application No: 24L/3404  
Date Issued: 05 September 2025

## PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

Location	<b>76 Rodney Street, Liverpool, L1 9AW</b>
Proposal	<b>To convert existing commercial/office suites on basement, ground, first, second and third floors to create 4no. residential apartments, including the carrying out internal alterations to the basement, and erection of 1no. two-bedroom coach house to rear and installation a landscaped courtyard garden to the rear, following demolition of existing single storey rear extension.</b>
Applicant	<b>R Madgwick Augment Property Ltd Haswelle House, 1 Haswelle Road NW11 0DH</b>
Date Valid	<b>26 February 2025</b>

In pursuance of its powers under the above-mentioned legislation, the Local Planning Authority on **05 September 2025 GRANTED** listed building consent for the above-mentioned works in accordance with your application, subject to the compliance with the conditions specified on the attached schedule, for the reasons stated.

(see attached)

**Samantha Campbell**

**Director of Planning & Building Control**

**Liverpool City Council**

Cunard Building, Water Street, Liverpool, L3 1AH

T: 0151 233 3021

E: [planning@liverpool.gov.uk](mailto:planning@liverpool.gov.uk) [www.liverpool.gov.uk](http://www.liverpool.gov.uk)

**SCHEDULE OF CONDITIONS AND REASONS**

1. The works hereby permitted shall begin before the expiration of 3 years from the date of this consent.

REASON: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The work hereby approved shall be carried out in accordance with the following drawings and documents:

(i) Drawing Numbers

1005.L01 Rev B - Location Plan

1005.P01 Rev D - Existing and Proposed Block Plans

1005.P02 Rev C - Existing Floor Plans

1005.P03 Rev C - Existing Floor Plans and Roscoe Street Elevation

1005.P04 Rev H - Proposed Floor Plans (Basement / Ground / First )

1005.P05 Rev F - Proposed Floor Plans (Second / Loft / Roof)

1005.P06 Rev F - Proposed Coach House Elevations

1005.P07 Rev F – Proposed Floor Plans in Context

1005.P08 Rev E – Sectional Elevation XX

1005.P9 Rev E - Sectional Elevation YY

1005.P10 Rev B - Historical Features (Ground Floor Plan)

1005.P11 Rev B - Historical Features (First Floor Plan)

1005.P12 Rev B - Historical Features (Second Floor Plan)

1005.P13 Rev C – Existing and Proposed Basement Windows (Elevations)

1005.P14 Rev A - Loft and Basement Sections

1005.P15 – Typical Internal Door and Window Detail

1005.P16 Rev D - Roscoe Street Elevation

(ii) Supporting Documents

Planning Statement (Rev A)

Heritage Statement (Rev A)

Structural Engineers (Alterations) Report (Rev 01)

Design and Access Statement (Rev A)

REASON: For the avoidance of doubt.

3. The works shall be carried in strict accordance with the submitted Structural Engineer's Report (Rev 01) and associated drawings.

REASON: The Council wishes to ensure that the works are satisfactory to protect the significance of the heritage asset.

4. (a) Notwithstanding the indicative details shown on the approved drawings, prior to their implementation, an internal schedule of works shall be submitted to and approved by the local planning authority. This shall include the following:

(i) Treatment of all walls, floors & ceilings.

(ii) Details of all new M&E services, location & method of installation.

(iii) Details of all acoustic & fire separation works.

(b) The scheme shall be implemented in accordance with the approved details before the development is occupied or brought into use.

REASON: The Council wishes to ensure that the works are satisfactory to protect the significance of the heritage asset.

5. (a) Notwithstanding the indicative detail shown on the approved drawings, no new windows or doors shall be installed until a schedule, including drawings at 1:20 scale with cross sections at 1:2 (or similar), has been submitted for written approval by the local planning authority. This schedule shall include all sill, lintel, and jamb / reveal details and final paint colour.

(b) The works shall be carried out in accordance with the approved details.

REASON: The Council wishes to ensure that the works are satisfactory to protect the significance of the heritage asset

6. (a) Notwithstanding any indicative details shown on the approved drawings, prior to their implementation and use on site, details of the proposed roof lights shall be submitted to and approved by the local planning authority. For the avoidance of doubt, the roof lights shall sit flush with the roof slope.

(b) Works shall be carried out in accordance with the approved details.

REASON: The Council wishes to ensure that the works are satisfactory to protect the significance of the heritage asset.

7. (a) Notwithstanding any indicative details shown on the approved drawings, prior to their implementation and use on site, details of location and product specification of all new external flues, louvres and ventilation terminals shall be submitted to and approved by the local planning authority.

(b) The scheme shall be implemented in accordance with the approved details before the development is occupied or brought into use.

REASON: The Council wishes to ensure that the works are satisfactory to protect the significance of the heritage asset.

8. Any re-pointing works shall be carried out using an appropriate lime mortar mix without coloured additives, plasticizers or other additives, of a composition to be agreed in writing with the local planning authority before pointing works take place. Any re-pointing shall be kept to the minimum that is structurally necessary, whilst all joints shall be finished neatly and cleanly with the mortar brushed slightly back from the arises. Joints shall be carefully raked out with suitable hand tools to a depth of at least 18-25mm (or twice the width of the joint), flushed out with clean water and the new mortar pressed well in using pointing keys of widths to suit the joints. There shall be no "buttering-up" of joints.

REASON: The Council wishes to ensure that the works are satisfactory to protect the significance of the heritage asset.

9. If scaffolding is required as part of the works hereby approved, an independent or freestanding scaffold must be used for the works and for the avoidance of doubt, the local planning authority does not accept the use of Putlog scaffolds on Listed Buildings. Where fixings are required directly to the Listed Building, these shall be positioned within mortar joints. The local planning authority does not accept the introduction of fixings directly into the masonry, unless otherwise agreed in writing, prior to the construction of the scaffold. All fixing holes must be repaired following the removal of the scaffold, with a lime-based mortar to match the existing.

REASON: The Council wishes to ensure that the works are satisfactory to protect the significance of the heritage asset.

## **INFORMATIVES**

1. The City Council expects strict compliance with all conditions and requests that particular attention is drawn to conditions that are required to be formally discharged by way of an application. Adequate information to discharge pre-implementation conditions should be submitted to, and approved in writing by the local planning authority before the associated works start on site. Failure to discharge conditions before implementation could result in the works being unlawful or enforcement action being taken.

**NOTES FOR PLANNING DECISION NOTICES**

**OTHER CONSENTS**

This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation. In particular, if building alterations are involved these may also require consent under the Building Regulations and before commencing work this aspect should be discussed with Building Control (Email: [building\\_control@liverpool.gov.uk](mailto:building_control@liverpool.gov.uk) Tel: 0151 233 3021 <https://liverpool.gov.uk/buildingcontrol> ). Where a Building Regulations approval is obtained and this requires changes from your planning permission, revised drawings must be submitted to the Planning Department.

**COMPLIANCE WITH THE PERMISSION/CONSENT**

It is important that this permission/consent is implemented strictly in accordance with the plans approved by the consent. Where a planning permission is granted subject to conditions it is important that these are fully complied with. Non-compliance with the conditions of the permission/consent may well result in a Breach of Condition Notice being served on you or any other appropriate enforcement action required to remedy the breach of planning control.

**APPEALS TO THE PLANNING INSPECTORATE**

If you are aggrieved by the decision of the city council as local planning authority then you can appeal to the Planning Inspectorate. *Please note, only the applicant possesses the right of appeal.*

If you want to appeal, then you must do so within **six months** of the date of issue of this notice.

The Planning Inspectorate have introduced an online appeals service which you can use to make your appeal online [www.gov.uk/government/organisations/planning-inspectorate](http://www.gov.uk/government/organisations/planning-inspectorate) . The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

If you do not have access to this service, forms can be obtained from Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay Bristol, BS1 6PN. (Tel: 0303 444 5334 or e-mail: [enquiries@pins.gsi.gov.uk](mailto:enquiries@pins.gsi.gov.uk)). *You must use a Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the appeal form you require.*

**PURCHASE NOTICES**

If the local planning authority or the Office of the Deputy Prime Minister refuses to grant permission to develop land or grants it subject to conditions, the owner may claim in certain circumstances that the land has become incapable of development. In these circumstances, the owner may serve a Purchase Notice on the Council under Part VI of the Town and Country Planning Act 1990, requiring the Council to purchase the owners interest in the land.

**COMPENSATION**

In certain limited circumstances, a claim must be made against the local planning authority for compensation. The circumstances in which compensation is payable are set out in Parts VI and V of the Town and Country Planning Act 1990.

**NEW RESIDENTIAL DEVELOPMENT**

In order to ensure that minimum disruption occurs once a development is completed; developers are asked to contact all the public utilities to ensure that adequate services are provided at the outset. In particular developers are asked to contact the Cable TV provider

**PUBLIC NOTICE – PARTY WALL ETC. ACT 1996**

From the 1 July 1997 any person intending to carry out works affecting party walls or involving excavations for foundations adjacent to a party wall will be required to serve notice on all adjoining owners before work commences.

You are advised to engage the services of a private surveyor to act on your behalf in any formal private procedures and agreements that you are now required, by The Party Wall etc. Act 1996, to enter into.

Failure to comply with the Act may result in civil action being taken against you.