
Report to: [Planning Committee](#) **Date of Meeting:** [08 February 2012](#)

Subject: [S/2011/1347](#)
[Access Gateway Damfield Lane, Maghull](#)

Proposal: [Conservation Area Consent for works to the entrance gateway associated with the proposed development of the adjacent land](#)

Applicant: [Mr Stuart Grundy](#) **Agent:** [WYG Group](#)

Report of: [Head of Planning Services](#) **Wards Affected:** [\(Sudell Ward\)](#)

Is this a Key Decision? [No](#) **Is it included in the Forward Plan?** [No](#)

Exempt/Confidential [No](#)

Summary

This application accompanies the larger planning application for the site at Damfield Lane. This application seeks Conservation Area Consent which is solely for the demolition of part of the frontage wall to enable reconstruction to accommodate the development.

Recommendation(s)

Approval

Reasons for the Recommendation:

The demolition of part of the existing boundary wall to enable reconstruction in a slightly revised location is considered acceptable in the context of Damfield Lane Conservation Area.

Implementation Date for the Decision

Immediately following the Committee/Council/Working Group meeting

Contact Officer: **Mrs S Tyldesley** Telephone 0151 934 **3569**

Case Officer: **Mrs S Tyldesley** Telephone 0151 934 **3569**

Email: planning.department@sefton.gov.uk

Background Papers:

The following papers are available for inspection by contacting the above officer(s).

History and Policy referred to in the report

The Site

This application concerns the frontage to Damfield Lane adjoining Chapel House.

Proposal

Conservation Area Consent for works to the entrance gateway associated with the proposed development of the adjacent land

History

None relevant

Consultations

English Heritage – no comment

Neighbour Representations

A petition of objection joint with S/2011/1368 has been submitted but makes no specific reference to the demolition and numerous individual objections have been submitted as follows. 7 The Meadows, 1, 11 and 12 Chapel House, 118 and 128 Damfield Lane, 5 and 17 Chilton Close, 7 Chilton Court. Objections are about the use of the access and change within the conservation Area. Some of these objections are joint with S/2011/1368 and concern the principle and detail of development on the larger site.

Policy

The application site is situated in an area allocated as Conservation Area on the Council's Adopted Unitary Development Plan.

HC1 Development in Conservation Areas

Comments

This application accompanies the planning application for an extra care village to be located off Damfield Lane Maghull.

This particular application is simply for the partial demolition of the boundary wall which will be reconstructed as part of the wider proposal. The proposals respect the existing character of the wall in the rebuilding and propose to reuse materials and the gaps in the wall have been revised and minimised to retain this frontage feature. However, it is the demolition of part of the existing wall which is the sole focus of this application and this is considered acceptable.

Conditions

1. T-4 Listed Building Consent / Conservation Area Consent (Time Limit)
2. X1 Compliance

Reasons

1. RT-4
2. RX1

Existing site plan



Sefton Council

**Department of the
Built Environment**
Jane Gowing
Head of Planning Services

S/2011/1368
Land east of Damfield Lane
Maghull

OSGR: 337829, 401924

Sheets: 1930, 173C

Area: 36846 sqm

Standard Site Plan

Scale: 1:2000
Date: 26/1/2012
Drawn By: ROBD/on



Ward(s): Sudell
Postcode Sector(s): L31 3, L31 6
Polling District(s): A3
Parish(es): Maghull CP