

DRAFT ORDER

PORT SUNLIGHT VILLAGE LISTED BUILDING CONSENT ORDER 2015

This order is made pursuant to the Listed Building Act 1990; the Enterprise and Regulatory Reform Act 2013; the Planning (Local Listed Building Consent Order)(Procedures) Regulations 2014 ; the Planning (Listed Building and Conservation Areas)(Heritage Partnership Agreements) Regulations 2014; the Planning (Listed Buildings) (Certificates of Lawfulness of Proposed Works) Regulations 2014 and the Enterprise and Regulatory Reform Act 2013 (Listed Buildings Certificates of Lawfulness) (Hearings and Inquiries Procedures) (Consequential Amendments) (England) Order 2014

THE PORT SUNLIGHT VILLAGE LOCAL LISTED BUILDING CONSENT ORDER is made on the day of 2015.

1. Listed Buildings Covered by this Order

1.1 All Grade II listed terrace, semi-detached or detached houses in the Port Sunlight Conservation Area are covered by the Order. These properties are shown on a Site Plan (Appendix 1).

1.2 Applications submitted under this Order that are deemed by the Local Planning Authority to constitute substantial harm to the special architectural or historic interest of the building (its significance and component heritage values of a listed building or buildings) will fall outside the provisions of this Order (Applicants may choose to submit a Listed Building Consent application in such cases.)

2. Summary of Significance of Properties in Port Sunlight Village

Port Sunlight was founded in 1888 by William Hesketh Lever (later the first Lord Leverhulme) for the employees of his Lever Brothers soap works. He wanted to provide a place where they could live in above average conditions and at a rent they could afford.

Today Port Sunlight is considered to be one of the finest surviving examples of early urban planning in the United Kingdom. Nearly every period of British architectural history is represented here as a revival style domestic design. Over 30 different architects were involved in the creation of the workers' cottages, public buildings, monuments and memorials, which are set in 130 acres of parkland and gardens.

The village has remained largely intact since its foundation 125 years ago. It became a Designated Conservation Area in 1978 and is the largest of the 26 Conservation Areas on Wirral. Most of the 900 houses and all of the public buildings in the Village were Grade II Listed in 1965. Two sections of the landscape are included in English Heritage's Register of Parks and Gardens of Special Historic Interest and the War Memorial is Grade I listed.

While the fronts of the houses were designed to impress in a wide variety of revival style architectural designs, utilising a rich assortment of traditional building materials, the backs of the houses were notably more uniform in both design and material palette. Their defining architectural characteristics are this consistency and repetition of key features such as the back

doors, rear windows, yards and outbuildings. Although more uniform in overall appearance, the details and profiles reflect the overall character of the block.

See Appendix 2 for a list of addresses included in the Order with their descriptions.

3. Description of the Consented Works under this Order)

Wirral Council hereby grants consent for the following alterations/ works to the properties which are covered by this Order.

Consent is granted for alterations works as specified below (1 – 4) and subject to the Conditions set out within this Order and its appendices

3.1. Installation a satellite dish, which works may include relocation of an unauthorised satellite dish.

3.2 Replacement of deteriorated or inappropriate rear windows,

These works may include replacement of:-

(a) severely deteriorated rear windows, including:

- Timber windows without leaded lights
- Metal windows without leaded lights

(b) inappropriate rear windows including

- uPVC or aluminium windows
- picture windows
- windows with 'false' glazing bars
- mass-produced 'heritage' style windows that bear no relation to the character of the listed building

3.3. Replacement of severely deteriorated or inappropriate rear doors

These works may include replacement of inappropriate rear doors, including:

- uPVC or aluminium doors
- patio doors or French doors installed without Listed Building Consent
- mass-produced 'heritage' style doors that bear no relation to the character of the listed building

3.44. Replacement of severely deteriorated or inappropriate yard gates.

Definitions

With regards to the above consents:

“Deteriorated” shall mean beyond economic repair and more than three fifths (3/5th) beyond repair

“Inappropriate” shall mean detrimental to the character of the listed property.

4. General Conditions

The following General Conditions should be complied with in full. Work Specific and Prescriptive Conditions can be found in Appendices 2-7, inclusive. Guidance on the procedure relating to notice of works under this Order can be found at Appendix 8.

- (i) Prior to the implementation of works permitted under this Order, a Local Listed Building Consent Order Notice (LLBCO Notice) (see Notice template in Appendix 9) shall be submitted to and approved in writing by Wirral Council.
- (ii) The LLBCO Notice shall contain the applicant's (and where relevant the agent's or contractor's) contact details, the address of the building to which the works relate, and nature and scope of the works to be undertaken.

5. Specific Conditions

This section set out specific conditions for alterations / works carried out in relation to this Order

5.1. Relocation or Installation of a Satellite Dish

5.1.1 To qualify, for consent under this order either

- a) the replacement or new dish must be located at the back of the property and positioned at a low level so as not to be visible from the highway or access roads, or
- b) where low level installation to the back of the property is not possible (for satellite reception), the dish may be installed or replaced on a chimney, positioned below the ridge of the roof and not visible from the front of the property and the highway.

5.1.2 Once location for the relocated or new satellite dish is determined, then ALL of the following conditions must be satisfied:

- (i) The dish must be as small as possible and in no instance larger than 90 cm in diameter.
- (ii) The colour of the dish shall harmonise with the fabric of the building.
- (iii) Installation shall not harm or destroy character-defining features.
- (iv) A maximum of two cable runs is permitted at the exterior.
- (v) Redundant satellite dish(es) must be permanently removed from the property.

5.2 Replacement of Rear Windows

5.2.1 To qualify for consent under this Order, the rear windows to be replaced must satisfy one of the following conditions

- A** More than 3/5th of the original rear window (frame, stiles, rails and glass) is deteriorated beyond repair or
- B** The rear window is inappropriate and not of historic interest

5.2.2 If the replacement relies on Condition A above (Deterioration) replacement windows will be approved subject to ALL of the following conditions being met:

- (i) The replacement window matches the window type specified in the window schedule (see Appendix 3) and the original in all details, profiles and dimensions, configuration, operation, position, location and exterior finish paint or coating.
- (ii) The replacement window complies with the outline specifications and schematic drawings (see Appendix 5) for approved materials, standards and construction by window

type. (N.B. Drawings are for reference only. See Guidance at Appendix 8 for further information)

5.2.3 If the replacement relies on Condition B above (Inappropriateness) then, replacement windows will be approved subject to ALL of the following conditions being met:

- (i) The replacement window must match the configuration, material, grouping and operation specified in the window schedule (see Appendix 3).
- (ii) The replacement window complies with the outline specifications and schematic drawings (see Appendix 5) for approved materials, standards and construction by window type. (N.B. Drawings are for reference only. See Guidance at Appendix 8 for further information)
- (iii) The details (profiles and sections) of the replacement windows must match original extant windows found at either:
 - The rear of your property , or
 - If no original windows remain at the rear, then the replacement windows must match the profiles and dimensions of original, comparable windows found elsewhere in your property.
- (iv) If there are no appropriate comparable windows this Order must not be relied upon for the replacement of rear windows.

5.3. Replacement of Rear Doors and Yard Gates.

5.3.1 To qualify for consent under this Order the rear doors and/or yard gates **must** satisfy at least one of the following conditions:

A: More than 3/5th of the existing rear door (frame, stiles, rails and glass) and/or yard gate should be deteriorated beyond repair.

B: The existing rear door and/or yard gate is inappropriate and not of historic interest.

5.3.2 If condition A or B applies, then an approved replacement rear door or yard gate must be used (See appendices 6 and 7 for drawings and specifications of approved units). Only rear doors and yard gates shown and specified in appendices 6 and 7 can be used under this Order.

6. Statement of Reasons for the Consented Works

6.1 Satellite Dishes

Installation of a satellite dish in an appropriate location (at a low level at the back of the property or concealed beneath the ridge line of the roof) will have a minimal negative impact on the heritage character of the listed building.

6.2 Rear Doors, Yard Gates and Rear Window

The consented replacement of severely deteriorated or inappropriate rear doors, rear windows and yard gates will have a minimal or positive impact on the heritage character of the listed properties. This work meets the Local Planning Authority's long-term objective to encourage uniformity and consistency at the back of the houses, regaining an important character-defining and threatened heritage feature for the listed buildings in Port Sunlight.

7. Purpose of the Order

7.1 The purpose of this Order is to:

- streamline and clarify the consent process for the most common listed building consent applications for owners in Port Sunlight Village;
- provide clear and reliable information to empower property owners to address enforcement issues.
- reduce capacity issues on the Council by reducing time spent on reviewing repetitive listed building consent applications;

7.2 Statistics gathered for the Village over the past 13 years demonstrate the most common Listed Building Consent applications in Port Sunlight village to be:

- replacement of rear windows (141 consent applications, including 6 refusals);
- replacement of rear doors (120 consent applications); and
- installation of a satellite dish (53 consent applications, including 6 refusals and 1 retrospective approval).

7.3 Additionally, enforcement issues or other threats to the heritage value of the Village were assessed for inclusion in this Order. These issues included replacement of yard gates, without consent, with inappropriately designed gates. Replacement of yard gates is therefore included in the Order to address the gradual loss of this once ubiquitous heritage feature.

8. Term of the Order

8.1 This Order shall be effective from and to (a period of no more than 10 years from the starting date of the Order).

8.2 Works begun under this Order during the term of this Order may be completed subsequent to the termination of this Order

THE COMMON SEAL of

WIRRAL BOROUGH COUNCIL

was hereunto affixed

in the presence of

Authorised Signatory