

St Helens Council
Town Planning
Town Hall
Victoria Square
St Helens
Merseyside
WA10 1HP

Our Ref: GAC/Boundary Rd/21

Your Ref: P/2018/0309/FUL

Date: 11 January 2021

Dear Sir / Madam

Re: 256 Boundary Road, St Helens
Retrospective application for elevational roof changes.

I refer to the above planning application which was submitted through the planning portal today.

The planning portal submission included the following:-

- Planning application form and certificate; and
- Site and other plans
- Planning Fee

This application is submitted to regularise works carried out under planning permission P/2018/0309/FUL approved on the 13th June 2018. The application was for the change of use of the first floor of the existing building to an 8-bedroomed house in multi-occupation.

When work commenced on the conversion it became apparent from structural examination that the integrity of the roof structure of the existing building was severely compromised and as the work programme had commenced it was felt necessary to replace the existing pitched roof with a flat roof as to try and replace the whole roof would have put the viability of the project in jeopardy.

The design of the amendment was such as to match the rear half of the building albeit at a slightly higher level reflecting the different eaves height of the original building. A parapet wall is to be introduced which would also reflect the roof on the rear section of the building.

From an external appearance point of view almost any works on this building would have produced an improvement in the street scene. The immediate environs of the site comprise the entrance to an ASDA superstore service yard directly across the road to the north-east, a Farmfoods supermarket carpark

across the road to the north-west, with an entrance to the Eccleston Branchline Linear Park immediately to the western elevation of the building and commercial properties further west on Boundary Road adjoining the linear park.

The previous permission clearly accepted the principle of the change of use in policy terms and this application is necessary in order for that change to be successfully implemented in the most viable way which successfully brings what was a building in a poor state of repair back into a positive use.

Should you have any queries regarding the application please do not hesitate to contact us.

Yours faithfully



G A Clark
