

From Paul Chadwick 25/11/25
Simonswood Hall, enforcement ref E/2025/0245/LB
Message classification: OFFICIAL

Dear Sue,

I write to provide you with an update following the complaint raised by the PC re unauthorised works at Simonswood Hall.

I can confirm that a site visit was undertaken on 10th November which revealed there were no extensions to the main dwelling under construction, however we did establish development which requires planning permission including construction of a detached building and construction of low walls within the curtilage of the LB. Having now had the benefit of discussing the matter with conservation officers at Growth Lancs, we have decided to give the owner the opportunity to apply for planning permission (part retrospective) to retain the development in the first instance and I've sent an email to the owner today requesting an application to be submitted within 56 days (by 20th January 2026).

Whilst on site I also noted that works to the brick work on the western gable were not in accordance with the schedule of works proposed for repointing within the live LBC application (ref 2025/0727/LBC) which is pending consideration. These works have been completed now but given the deviation I have sent photographs to Growth Lancs and they have requested a new LBC application to include details of the schedule of works carried out so it can be explored in further detail. This has been relayed to the owner within the email sent today and I have also requested submission of the LBC application by 20th January.

The owners have been made aware that all works carried out and expenses laid have been at their own risk as permission/consent is not guaranteed.

We will review the matter after the 20th January and I will write to you with a further update in due course.

Lastly, I note within your complaint you queried whether the property had cellars and if they remain in order. I haven't seen any cellars when previously inspecting the interior and the owners state that the property has never had cellars. On looking at the most recent sale advertisement there is no reference to cellars in the write up of photographs and the conservation officers at Growth Lancs have not made any reference to cellars within any email correspondence or on any joint inspections we had at the property last year.

If the PC believe the property has cellars or has had cellars in the past please provide me with sufficient evidence of such and I will happily raise the query with the officers at Growth Lancs.

Regards, Paul Chadwick | Planning Enforcement Officer

Reply to original email

I write further to the email you sent on Friday re works at Simonswood Hall.

I can advise that we have an ongoing enforcement investigation at Simonswood Hall and I've been visiting the property since December last year. LCC conservation officers have also accompanied me on visits and various works that require listed building consent have been noted.

In view of this an application from the owners has been requested and we've recently been contacted by their planning consultants who have given us assurances that an application will be submitted by the end of the month.

If we receive the application as assured, then we will withhold from considering further action until the application has been determined. However, if we do not receive an application then a decision will be made by LCC conservation team as to whether it is expedient to serve a listed building enforcement notice seeking any rectification works.

I'll continue to monitor the site and will provide you with an update again in due course.

Regards, Paul Chadwick | Planning Enforcement Officer

Face book Al Mouat can't find any reference to Simonswood Hall

Paul has not commented on the building being grade II*

Original objection

To Paul Chadwick 9/9/25

Just to keep you informed we have objected to the above application and are concerned that nobody checked if it was grade II or grade II*

Simonswood Parish Council OBJECT strongly to the application.

This is a Historic England grade II* property, listed as entry 13434716, LBS no 215302. It is not grade II.

Grade II* buildings are particularly important buildings of more than special interest. Around 5.8% of listed buildings are Grade II* and they usually showcase the highest quality of craftsmanship, are in original condition and may have once been the home to a notable person in history.

We are very concerned that nobody has checked this out at WLBC.

The application does not seem to be in line with a listed building.

We wish to inform you that there is a large new build being constructed at the rear of the Hall, it also has gable ends.

The Parish Council spoke about the hall in our meeting on 4th September 2025, a few people at the meeting also stated the hall had cellars, are they still intact?

Can you please keep us informed.

English Heritage 12/11/25

Dear Sue

Thanks for getting in touch, Simmonswood hall is a grade II* listed building, you can find the list description at <https://historicengland.org.uk/listing/the-list/list-entry/1343471>

With regard to any unauthorised works, it is the local council's responsibility to carry out any necessary enforcement action. If retrospective consent has been applied for then this would normally be decided before proceeding with any further enforcement.

I'd advise you get back to West Lancs borough council if works are still being carried on without consent. You may find it useful to contact local councillors for the area as well. <https://democracy.westlancs.gov.uk/mgMemberIndex.aspx?bcr=1>

Kind regards, Linda Calvert (she/her), Business Officer, North West Region,