

Our Ref: LG/KN114/23

20 December 2023

Knowsley Metropolitan Borough Council: Planning Department
Municipal Buildings
Huyton
L36 9UX

Via Planning Portal

Dear Sir/Madam,

**Application for Listed Building Consent
The Clock Face, 54 Derby Street, Prescott
Planning Portal Reference PP-12558972**

We are instructed by our client Daniel Thwaites PLC to submit the enclosed application for listed building consent for minor external alterations and repairs to the Clock Face public House and its associated outbuilding range, both located at 54 Derby Street, Prescott.

Specifically, the application proposes:

“Minor external alterations and repairs”

The application has been submitted via the Planning Portal. In addition to the forms and ownership Certificate A, the application comprises the following:

Drawings

- | | |
|-----------------------------|-------|
| • Site Location Plan | 300 |
| • Existing Site Plan | 301 A |
| • Existing Barn Layout Plan | 302 A |
| • Proposed Site Plan | 303 A |
| • Proposed Barn Layout Plan | 304 A |
| • Existing Pub Elevations | 305 A |
| • Existing Barn Elevations | 306 A |



- Proposed Pub Elevations 307 A
- Proposed Barn Elevations 308 B

Documents

- Design and Access Statement
- Heritage Statement

This letter also forms part of the applications and should be read in support of it.

We understand there is no fee to submit this application for listed building consent.

Background

The works to the exterior of the buildings form part of a broader programme of works to undertake minor, necessary repairs to the external envelope of the buildings and to regularise works already undertaken to the building. The scheme of works has been discussed with officers of Knowsley Metropolitan Borough Council during a recent site meeting in August 2023.

The chimney stack to the outbuilding which is to be reinstated was partially dismantled following the advice of a structural engineer. The repairs seek to reinstate the stack using the existing bricks salvaged from dismantling and new bricks, where required, to match the existing in terms of colour, size, and texture.

Site and Surrounds

The applications relate to the Clock Face and associated outbuilding range located at 54 Derby Street, Prescott within the jurisdiction of Knowsley Metropolitan Borough Council. The Clock Face, along with the adjoining 52 Derby Street and its associated outbuilding range are Grade II listed buildings (NHLE: 1075502 and 1283501 respectively).

The Site is also located within the boundary of Prescott Conservation Area with Derby Street forming the western extent of the area.

The Clock Face is located to north side of Derby Street and lies to the west of the centre of Prescott. To the north is the former Whitakers Nursery which is currently under redevelopment for housing. The outbuilding range is located to the northeast of the Clock Face. The building extends to two storeys in height and has red brick walls and slate roof tiles.

The Clock Face forms part of a larger terraced row; the southeast elevation of the building directly abuts the rear edge of the public footway and is contiguous with adjoining number 52 Derby Street which is collectively listed with the Clock Face (54 Derby Street). Matching, paired entrances set under round brick arch heads with rounded fanlights with decorative astragal bars, fluted frieze and



wide doorcases, that to the Clock Face retaining Doric pilasters distinguish the two properties. Each entrance retains fielded and raised six-panel timber entrance doors. Adjoining number 52 to the north are four terraced cottages, also collectively listed Grade II (NHLE: 1283501). These cottages whilst of a contemporary early 19th century date are more diminutive in scale and simpler in detail.

The principal frontage of the Clock Face is orientated southwest overlooking the car parking area serving the public house and hotel rooms to the first floor. Works are limited to the north facing elevation of the Clock Face. With the outbuilding range works are located to the south elevation and the roof.

Planning History

Planning history relevant to the current proposals is detailed below:

- Application Ref: 22/00723/FUL - Demolition of lean-to at rear of stable block. External works including repairs to chimney stack (including replacement pots); ridge tiles / slates; timbers and gable window of stable block and part conversion to form office and toilet accommodation. Erection of lean-to store area; siting of shipping container to provide kitchen, bar, and cellar facilities; erection of pergola and tipi covered area with associated heater enclosure and provision of access ramp and steps in association with the provision of an outside dining / drinking area. Erection of boundary fencing and installation of gates within existing walls together with associated works and landscaping. Withdrawn.
- Application Ref: 22/00724/LBC - Demolition of lean-to at rear of stable block. External works including repairs to chimney stack (including replacement pots); ridge tiles / slates; timbers and gable window of stable block and part conversion to form office and toilet accommodation. Erection of lean-to store area; siting of shipping container to provide kitchen, bar, and cellar facilities; erection of pergola and tipi covered area with associated heater enclosure and provision of access ramp and steps in association with the provision of an outside dining / drinking area. Erection of boundary fencing and installation of gates within existing walls together with associated works and landscaping. Withdrawn.
- Application Ref: 18/00730/FUL - Change of use of part of first floor from dwellinghouse to form 3 bed hotel together with erection of 2.3m cast iron gates to courtyard and construction of ramp to front of building. Granted.
- Application Ref: 18/00731/LBC - Partial change of use of part of first floor from dwellinghouse to form 3 bed hotel together with erection of 2.3m cast iron gates to courtyard and construction of ramp to front of building and re-surfacing of car park. Granted.
- Application Ref 74/04851/HIST - Change of use from residential to office. Decided.

Application Ref 74/04888/HIST - Change of use of West End House for residential Hotel and Licensed Restaurant. Decided.



Proposal

The proposed works can be summarised as follows:

- Reinstatement of partially dismantled brick chimney stack on the stable block.
- Removal of vegetation growth from stable block.
- Localised repointing of open mortar joints and replacement of significantly spalled / decayed brickwork to the stable block where required.
- Maintenance of rainwater goods, including clearing of debris and replacement of missing sections on a like for like basis where required.
- Installation of satellite dish and CCTV camera to the south elevation of the stable block.
- Installation of 1 x cellar cooling unit and 1 x soft drink cooling unit to the north elevation of the Clock Face.
- Renewal of fascia detail to the single storey southwest end gable of the stable block in lime mortar.
- General decluttering of the external elevations of the stable block and enclosing brick walls through removal of cabling found to be redundant, removal of alarm box and TV bracket etc.
- Removal of canopy cover from the northeast elevation of the Clock Face.
- Demolition of pergola and decking.

Planning Policy

Local Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that “*if regard is to be had to the development plan for the purposes of any determination to be made under the planning Act, the determination must be made in accordance with the plan, unless material considerations indicate otherwise*”. Any issue that relates to the use of land is capable of being a material consideration, this includes government statements of planning policy.

The development plan applicable to the site is the Knowsley Local Plan which consists of the following documents:

- Knowsley Local Plan Core Strategy (2016)
- Saved policies of the Knowsley Replacement Unitary Development Plan (2006)
- Merseyside and Halton Joint Waste Local Plan (2013)



Planning policies relevant to these applications are contained within the Knowsley Local Plan Core Strategy and are considered in turn below.

CS2: Development Principles - This policy sets out a series of principles to which new development in the borough will be expected to support. Relevant to these applications is Principle 4: Recognise environmental limits, protect, and enhance environmental assets, enhance local character, and promote quality of place. This will be achieved by, amongst others:

- a) understanding and respecting the character and distinctiveness of places and landscapes;
- b) protecting and enhancing the historic environment;
- c) promoting good quality design and ensuring that development respects its setting taking into account relevant design requirements and best practice.

CS19: Design Quality and Accessibility in New Development – Policy CS19 aims to enhance local distinctiveness, identify and accessibility. In respect to design quality, parts 1a) and 1b) are relevant. Part 1a) requires new development to respond to and integrate positive characteristics of the surrounding area including local materials, scale, mass, form, alignment, and density. Part 1b) requires new development to complement and enhance (where possible) existing features of local importance and historic interest.

Policy CS20: Managing the Borough's Historic Environment - This sets out the Council's approach to managing change affecting the historic environment. In respect to the proposals, part 1a) of the policy is relevant. This requires development proposals to preserve or enhance listed buildings and conservation areas requiring the preservation of local distinctiveness and the character of historic assets through sensitive design and integration.

National Planning Policy Framework (2023)

The aim of the document is to ensure that there is a presumption in favour of sustainable development and that positive solutions are found to ensure economic development is brought forward. Paragraph 11 requires that decision takers “to approve development proposals that accord with an up-to-date development plan without delay”. The National Planning Policy Framework (NPPF) sets out the Government's economic, environmental, and social planning policies for England. These policies articulate the Government's vision of sustainable development, which should be interpreted and applied to meet local aspirations.

Section 16 address the need for development to conserve and enhance the historic environment. Paragraph 200 requires that LPAs require an applicant to describe the significance of any heritage asset affected by a development proposal, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance. Paragraph 203 states that in determining applications, LPAs should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

In considering potential impacts, paragraph 205 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the



asset's conservation. Any harm to, or loss of, the significance of a designated heritage asset will require clear and convincing evidence. Paragraph 208 states that *"where a development proposal will lead to less than substantial harm to the significance of a designated heritage assets, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use"*.

Assessment

The effect of the works to significance of heritage assets forms the primary consideration. In this respect the application is supported by a Heritage Statement. This describes the significance of the heritage assets affected by the proposals, including any contribution made by their setting. It goes on to consider the impact of each element of the proposed works on the significance of the assets affected.

Assessment of Heritage Significance

The significance of the Clock Face and the outbuilding range derive principally from their historical and architectural interests. The setting of the buildings as part a cluster of historic properties and within the boundary of Prescott Conservation Area are considered to positively contributes towards its overall significance.

The Clock Face holds historical interest in its fabric which is illustrative of the architectural fashions and styles being employed within the late Georgian period and into the Regency Period when the building was purportedly re-faced in around c.1830. This phase of alteration resulted in the formal composition extant today and offers some evidence as to the early status of the building; this elevation having a greater aesthetic interest and presence than the simple, classical detailing employed to the Derby Street frontage and the contemporary, adjoining number 52 Derby Street

The architectural interest of the building is derived principally from its external appearance. The materials, scale, detailing, and arrangement provide the building with its historic and architectural character. The Derby Street elevation presents a simple composition with the window proportions and style, the brickwork bond pattern and the simple, classical detailing to the secondary entrance are indicate of its late Georgian origin. The southwest frontage is of particular architectural interest showing a more formal and grander aesthetic intention which clearly defines status of the elevation as the primary entrance frontage as well the status of the building more generally.

The stable block holds historic interest in fabric and within its function. The building is illustrative of a multi-functional outbuilding range; the building retains stable accommodation and evidence of cart house and domestic accommodation at ground and first floor levels.

The architectural interest of the building stems primarily from its external appearance and form. The linear form is typical of such ancillary buildings whilst the pattern, scale and type of opening reveal the multi-functional use of the building. The cart opening with timber cart doors and stable door evidence the use of the ground floor spaces to the central and eastern portions of the buildings. At first floor level a pitching hole and small opening indicate the use of the space for storage. To the first floor of



the central and western ends and the single storey western range, openings are larger and vertically emphasised retaining vertically sliding sash windows. These openings are set under wedge stone lintels and have stone sills.

The Clock Face and the outbuilding range are located at the western extent of the conservation area within the Derby Street and West Street character area. This part of the conservation area is characterised by linear road layout where terraced properties line the street and where the west-facing slope allows for views along Derby and West Street. The conservation area provides the buildings with their wider setting and anchors them within a broader historic context.

Impact on Heritage Assets

The proposed works within this application for listed building consent are two-fold, firstly the application seeks to regularise minor works undertaken without listed building consent comprising the installation of cellar colling units to the north elevation of the Clock Face, the installation of a satellite dish and CCTV to the south elevation of the stable block and the reinstatement of a brick chimney stack on the stable block which was partially dismantled to a safe height following advice from a structural engineer who identified safety concerns around the stack following removal of vegetation growth. Secondly, the application seeks consent to undertaken minor repairs and maintenance to the external envelope of the stable block to ensure it is maintained within a weathertight condition whilst options for its long-term reuse are explored by Thwaites.

None of the proposed works have been identified as causing harm to the significance of either listed building or to the special character and appearance of Prescott Conservation Area. The works are overall considered to be beneficial to heritage significance with the new additions (cellar colling units and satellite dish) sited and / or finished to be discreet additions to the buildings which are necessary as part of the operation of the Clock face a pub, restaurant, and hotel.

Conclusion

The proposed works have been assessed to cause no harm to the significance of either listed building or to the character and appearance of the conservation area. The key features of architectural and historic interest held by the buildings would be unaffected with the works overall offering minor benefits to the significance of the outbuilding range (referenced as stable block within the listing description) through appropriate repair and maintenance of the external envelope and reinstatement of a partially dismantled stack.

The proposals are considered to be in compliance with both local and national planning policy. WE trust therefore that listed building consent can be granted as soon as practically possible.

The applicant wishes to work closely with the Council on this proposal and as such, if you have any queries regarding the submission or require any additional information, please do not hesitate to get in touch.



Yours faithfully,

