

<u>APPLICATION NO:</u>	24/00555/LBC	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Prescot Town Council
<u>LOCATION:</u>	Presbytery, 1 West Street, Prescot		
<u>PROPOSAL:</u>	ESSENTIAL RENOVATION WORKS TO THE ROOF AND DORMER		

Site Description

The application site is located at Presbytery, 1 West Street (Prescot) and is situated within land allocated as a Primarily Residential Area and also the Prescot Town Centre Conservation Area in the Development Plan.

The 'Presbytery' building is of two storeys with an attic, was built in 1964 and characterised by red brick to the elevations with sandstone dressing and a slate roof; there is a modest dormer window to the rear roof slope. The property is physically linked to the Our Lady Immaculate & St. Joseph Catholic Church (Grade II), and is curtilage listed as it lies within the grounds of the Church. Further Grade II Listed Buildings are located to the east of the application site including No's 2, 4, 6, 10 & 14 Vicarage Place with the Grade I Listed St Marys C of E Church. The application site is bounded by residential properties located to the north, west and south.

Proposal

The proposal is for renovation works to the roof and dormer of the building.

The submitted plans annotate that general dilapidation and poor condition of the roofscape mean that these repair works are necessary. These annotations detail that the dilapidated condition of the building include water ingress, lack of breathable membrane and uneven and loose ridge tiles together with poor condition of the dormer window, roof and cheeks.

The submitted proposed plans for the proposed works, which would form the schedule of works, outline that the renovation would comprise of the following:

1. *Existing stone copings to this gable have been over clad with lead. Lead to be removed and condition of coping stones to be assessed on site. Coping stones to be reinstated once roof works has been completed. Replacement copings to be like for like if required,*
2. *Existing battens and felt to be removed and taken away from site. New breathable membrane and treated battens to gauge to be installed before slates are re-fixed,*
3. *Existing roof light to be removed and replaced with a Roof Maker conservation roof light to match existing,*
4. *All lead flashing around chimney stacks to be a minimum of code 4 lead,*
5. *Chimneys to be assessed on site. Allow for re-pointing of brickwork and check condition of any chimney pots,*
6. *Dormer flat roof to be stripped and replaced with code 5 lead as existing,*

7. *Dormer cheeks & front to be replaced with code 5 lead or similar approved,*
8. *Slates to be taken off and stored safely for re-slating. Slates to be checked and damaged slates to be replaced,*
9. *Ridge tiles to be taken off & stored safely before re installing once the roof tiles, battens and felt has been replaced,*
10. *Dormer window to be replaced 'like-for-like' in timber painted off-white (RAL 070 90 05),*
11. *Existing kneelers' condition to be assessed on site and repaired where necessary.*

Consultations

Conservation Officer: - No objections received, subject to a condition requiring that any and all works undertaken are done in accordance with the submitted and agreed schedule of works and proposed product specifications.

Ecological Consultant: - No objections received, subject to conditions pertaining to the Bat Survey Report and its mitigation measures and a condition requiring a European Protected Species licence is obtained prior to the commencement of any works permitted.

Representations

This application has been publicised by letters sent to 15 neighbours. It has also been advertised by way of site notice and a press notice. No representations have been received.

Planning History

No relevant recorded planning history.

Relevant Policy

Paragraph 11 of the National Planning Policy Framework (NPPF) states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The development plan in Knowsley comprises the Saved Policies of the Replacement Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application.

The site is identified as a site allocated for residential development in the adopted Replacement Unitary Development Plan. As such, renovation works to an existing domestic property is considered acceptable in principle, subject to compliance with local planning policy and guidance.

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

CS20 - Managing the Borough's Historic Environment

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

DQ5 - Development in Conservation Areas

PLANNING PRACTICE GUIDANCE (PPG)

Historic Guidance

In addition, the Prescot Town Centre Conservation Area Character Appraisal (2012) are material considerations for the purposes of this planning application and provides additional guidance in relation to householder development and conservation considerations within Knowsley Borough.

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

ASSESSMENT

Given that this is a Listed Building Consent application, the primary issue is the impact of the proposal on the heritage asset which is curtilage listed. The impact on the heritage assets must be considered in the context of the requirements set out by the Planning (Listed Building and Conservation Areas) Act 1990.

Policy

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision makers to have special regard to the desirability of preserving and enhancing listed buildings and their settings, in exercising their planning functions. Considerable importance and weight should be given to the desirability of preserving Listed Buildings and their settings. Section 72(1) of the Act stipulates that in the exercise, with respect to any buildings or other land in a conservation area, of any functions by or under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

NPPF (Paragraph 207) emphasises that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to

understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets addressed using appropriate expertise where necessary.

NPPF (Paragraph 210) states that in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

NPPF (Paragraph 212) outlines 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

NPPF (Paragraph 215) states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Core Strategy Policies CS19 and CS20 seek to preserve or enhance the Borough's historic and architectural assets. These policies require that new development complements and enhances features of historic interest, preserves local distinctiveness and character through sensitive design as well as ensuring new development includes appropriate integration with the setting and immediate landscape.

Consideration of the application

The application property subject of this application is the Presbytery of the Church of our Lady Immaculate and is curtilage listed to the Grade II building and located within the Prescott Town Centre Conservation Area.

Heritage Considerations

Prescot Conservation Area focuses on the historic core of the former market towns. The town sits on a south-facing hill overlooking two streams. Within the eastern half of the Conservation Area, the remains of its medieval street layout, as defined by Eccleston Street and High Street and the narrow alleyways which run between them, can be found. There are a significant number of listed buildings located within the Conservation Area which are considered to make a 'positive' contribution to its special interest including the Grade I listed St Mary's Church, a 19th century commercial office, as well as a number of later 18th and early 19th century cottages and town houses.

Whilst coal mining and pottery were once important in Prescot, of greater significance is the history of clock, watch and tool-making, which once made this part of Lancashire world-famous. Prescot was the centre of this industry in the late 18th and for much of the 19th Century until competition from Switzerland and America in the 1870s led to the gradual erosion of its prominence. Until then, Prescot was a town of

small workshops, attached to the back of almost every house and producing a variety of very high quality work.

The Church of Our Lady Immaculate, located on Vicarage Place but with access from West Street, is a Grade II listed Catholic church dating to 1856-7. The church is attributed to architect Joseph Hansom, a prominent church architect who was also the inventor of the Hansom cab and the founder of the architectural journal *The Builder*. The church is of rock-faced sandstone (donated by Bartholomew Bretherton, who owned a quarry in Rainhill) with a slate roof. The Presbytery, which is considered to be curtilage listed, was built in 1864 and is of red brick with sandstone dressing and a slate roof.

The list description of the Church of Our Lady Immaculate reads:

GV II Catholic church. 1856-7. By J. Hansom. Rock-faced stone with ashlar dressings and slate roof. 7-bay nave, shallow transepts and 2-bay chancel. Nave has 2-light windows with plate tracery between deep weathered buttresses; gabled south porch has diagonal buttresses and statue in niche above entrance. West front has 2-light windows flanking buttress with canted inner angles forming stair turret; top gargoyles and short spire with iron cross. South transept has diagonal buttresses and 4-light window with Geometrical tracery; north transept has extension for confessionals and passage to presbytery. Chancel has 2 windows of 2 lights to south and 4-light east window. Interior: Roof has panels with C20 colour scheme. West gallery on braced timber posts. Stepped triple segmental-pointed arches to transepts on piers with foliate capitals. Chancel arch has continuous mouldings and hood mould with angel stops; flanking marble altars and reredoses. Chancel reredos has gabled traceried panels, cresting and central gabled aedicule.

The Heritage Statement submitted to support the application presents the extent of the essential works (stripping down, checking work and essential renovation works), policy considerations and a heritage assessment and conclusion. The proposed renovation works, which form the scheduled list of works, are outlined within the proposal section of the report. The Heritage Statement asserts that the areas of the building to be renovated and repaired as part of the essential works are at risk if the work is not carried out as soon as possible. It furthers that the essential works would provide an important contribution to ensure that the setting of the Listed Building continues to provide positive public benefits that come from that contribution. Moreover, taking into account that the renovation works can be carried out without any significant harm to the heritage asset, the development would thereby result in the preservation of the heritage asset.

The Prescot Conservation Area Character Appraisal highlights that the areas in the locality of Vicarage Place and Church Street (which are closely situated to the application site) features the highest concentration of Listed Buildings in the Conservation Area – St Mary's Church; Nos. 2, 4, 6, 10 and 14 Vicarage Place; and the RC Church of Our Lady Immaculate. Positive features of Derby Street and West Street outlines that West Street has the character of a quiet residential suburb with spacious plots and mainly semi-detached late 19th Century houses, unusually well preserved and most of the historic buildings appear to be in reasonable condition. The proposed works pertain to the undertaking of maintenance works to the roof and dormer of the Presbytery. The submitted plans detail the extent of the work, including proposed stripping down and checking work together with essential renovation work as detailed within the proposal section of this report. These works are to repair damaged and defunct parts of the building, mostly on a like-for-like basis.

The PPG, Paragraph 018 stipulates that *proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset.*

The proposed works include the undertaking of maintenance works to the roof and dormer of the Presbytery. The application has been reviewed by the Conservation Officer who have advised that the proposed works are acceptable in principle, but did require further details and amendments, which related to:

- Amending the proposed Roof Maker conservation rooflight to include a plain glazed window instead of one which would include a glazing bar; as the rooflight is relatively modern intervention, glazing bars are not considered required to retain historical character / significance and therefore, a plain glazed window is the preferred option from a heritage perspective.
- Further detail was provided to include an annotation on the proposed elevation plan to note that the dormer window is to be painted in “off-white RAL 070 90 05’ which was accepted as this would match the rest of the windows on site and considered to preserve the special interest of the curtilage listed building.
- Originally submitted, the schedule of works included replacement guttering and down pipes on site (where necessary) although, it was noted that these are not likely to have permission, and any replacement rainwater goods should be of a black painted metal. Following discussions with the agent, it was confirmed in writing, that these would be withdrawn and not form part of the application.
- Further information was submitted for consideration pertaining to details on coping stone and slate as well as for mortar specification. The coping stone replacement specifications would include natural red sandstone to match the existing in type, colour and texture (Sample One) with further detail outlined regarding finish, dimensions, fixing and reuse priority set out. The slate replacement specification details stipulates that there all existing natural slates will be retained and re-laid where sound and also provided a sample (Sample Two) for any replacements and specified that these would be natural slate, not artificial or fibre-cement and would match existing in colour, texture, thickness and origin; details of fixing provided.

SAMPLES

Sample One – Coping - Natural red sandstone to match existing [Locharbriggs]



Sample Two – Slate - Welsh Penrhyn



The agreed changes pertaining to the proposed Roof Maker conservation rooflight and the colour of the dormer window are shown on the proposed elevations; mention of any replacement rainwater goods have been omitted from these plans, for the avoidance of doubt. The details on coping stone, slate and mortar specification have been provided within an additional document, which would be listed as an approved document, should the application be granted.

The additional information provided has satisfied the Conservation Officer that the proposed works are considered acceptable and no objections are raised, subject to the inclusion of a compliance condition, which instructs that all works must be completed in accordance with the submitted schedule of works agreed, presented in the proposed plans and the supporting statement with further details pertaining to coping stone and slate samples and mortar specification.

These works would be welcomed as they would physically maintain the building by rejuvenating the roofscape and would prevent any degradation to the setting of the listed building which the property is linked to, physically and in setting, and the wider Prescot Town Centre Conservation Area. As the Prescot Conservation Area Character Appraisal sets out, the properties in the locality are well-preserved and most of the historic buildings are in good condition, therefore, the maintenance and necessary repairs to the roofscape of the Presbytery building is of a significant importance to these heritage assets. As set out in the Heritage Statement, the essential works would continue to ensure that the application property would provide a positive contribution to the setting of the Listed Building and wider public benefits. Moreover, the proposed renovation works can be carried out without any significant harm to the heritage asset, the proposal would thereby result in the preservation of the heritage asset.

Conservation are satisfied with the application and the subsequent details provided during its determination. Conservation asserts that given the proposal complies with the requirements of local policies CS20 and Saved Policy DQ5; no further concerns are raised, and the proposal would meet the statutory duty to preserve and accords with Chapter 16 of the NPPF. Comprehensively, the proposed works would repair

and improve the appearance of existing roofscape, and dormer of the Presbytery building and would preserve the setting of the Listed Building and wider Conservation Area.

OTHER ISSUES:

ECOLOGICAL CONSIDERATIONS:

The application has been supported by a Bat Survey Report (Tyrer Ecological Consultants Ltd, August 2025, Project Reference: PR-25-0130) which has been reviewed and accepted by the Councils' Ecological Consultant. The consultation response highlights that the report identified the presence of a day roost for single common pipistrelle bat within the building.

The report determined that the renovation has potential to harm this species of bat in the absence of mitigation. The consultation response recommends that the mitigation measures detailed within 6.0-6.22 of the submitted report are implemented, then the proposed works would not have a detrimentally adverse impact on European protected species; this has been advised to be included as a condition to secure this.

The consultation response also requests a condition which requests that a Natural England European Protected Species licence is obtained prior any works commencing. This condition will not be included as it is predominately covered by other legislation and therefore an informative will be included to emphasise that a licence is needed to comply with other relevant legislation.

Conclusion

The proposed works would repair the current roofscape of the existing building and preserve its overall appearance. The works would not cause any harm to the architectural or historic character or setting of the Listed Building or wider Conservation Area and would preserve these designated heritage assets. The proposal would comply with Core Strategy Policies CS2, CS19 and CS20, Saved Policy DQ5, Chapter 16 of the NPPF and S66 and S72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Recommendation

That Listed Building Consent be granted subject to the following condition(s):-

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2) The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1 and the agreed schedule of works, which for the avoidance of doubt are as follows:

1. *Existing stone copings to this gable have been over clad with lead. Lead to be removed and condition of coping stones to be assessed on site. Coping stones to be reinstated once roof works has been completed. Replacement copings to be like for like if required,*
2. *Existing battens and felt to be removed and taken away from site.*

- New breathable membrane and treated battens to gauge to be installed before slates are re-fixed,*
3. *Existing roof light to be removed and replaced with a Roof Maker conservation roof light to match existing,*
 4. *All lead flashing around chimney stacks to be a minimum of code 4 lead,*
 5. *Chimneys to be assessed on site. Allow for re-pointing of brickwork and check condition of any chimney pots,*
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 7. *Dormer cheeks & front to be replaced with code 5 lead or similar approved,*
 8. *Slates to be taken off and stored safely for re-slating. Slates to be checked and damaged slates to be replaced,*
 9. *Ridge tiles to be taken off & stored safely before re installing once the roof tiles, battens and felt has been replaced,*
 10. *Dormer window to be replaced 'like-for-like' in timber painted off-white (RAL 070 90 05),*
 11. *Existing kneelers' condition to be assessed on site and repaired where necessary.*

Reason: For the avoidance of doubt.

- 3) The development hereby permitted, shall only be carried out in accordance with all of the recommendations for mitigation and compensation outlined in sections 6.0-6.22 of the Bat Survey Report, Tyrer Ecological Consultants Ltd, August 2025, Project Reference: PR-25-0130, date received 26.08.2025, which details the methods for maintaining the conservation status of common pipistrelle.

Reason: For the avoidance of doubt, to safeguard protected species and to comply with Policy CS8 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
27/01/2025	A1.0	A1	LOCATION PLAN
01/04/2025	A2.4	REV A	SITE PLAN AS PROPOSED
01/04/2025	A2.3	REV A	GROUND FLOOR, FIRST FLOOR & ROOF PLAN AS PROPOSED
01/04/2025	A2.2	REV A2	SOUTH & EAST ELEVATIONS AS PROPOSED
01/04/2025	A2.1	REV A2	NORTH & WEST ELEVATIONS AS PROPOSED
15/09/2025	-	-	COPING STONE AND SLATE STATEMENT AND SAMPLES. MORTAR SPECIFICATION.

Signed Case Officer¹: Reece Black

Signed Authorising Officer²: Jo Sheridan

Date: 22/10/2025

Informatives

- 1 All bat species are designated and protected as European Protected Species (EPS). EPS are protected under the Conservation of Habitats and Species Regulations 2017. It is an offence under the Wildlife and Countryside Act 1981 to intentionally or recklessly disturb bats while they occupy a structure or place used for shelter or protection and an offence to obstruct access to a place of shelter or protection. Should during works bats be found around or within the building, works shall stop and the advice of a qualified ecologist must be sought.

¹ I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

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