

APPLICATION NO: 26/00110/FUL **CASE OFFICER:** Maxine Wishart

WARD: Prescot North **PARISH:** Prescot Town Council

LOCATION: The Sun Inn, 11 Derby Street, Prescot

PROPOSAL: ERECTION OF SINGLE STOREY INFILL EXTENSION WITH PITCHED ROOF (UTILISING EXISTING BOUNDARY WALL); RETENTION OF FESTOON LIGHTING TO BEER GARDEN; GLAZED DOORS REPLACING WINDOW TO REAR ELEVATION AND BIN STORE TOGETHER WITH EXTERNAL ALTERATIONS

Site Description

The site is located in an area allocated as Primarily Residential within the Local Plan on the outskirts of the defined Prescot Town Centre. The site is also located with Prescot Town Centre Conservation Area.

The application site comprises a three-storey public house located on the south side of Derby Street at its junction with Church Street. The principal elevation fronts Derby Street. The side elevation faces Church Street and is partially enclosed by a compound wall, while the rear of the property backs onto West Street. A long rear yard currently serves as a beer garden associated with the existing use. The yard is accessed from the rear of the pub and there are access gates leading onto West Street at the rear boundary of the site.

There are several single storey and two-storey outriggers and outbuildings located to the rear of the property. A pergola is located between existing buildings in the yard which serves as a covered seating area. Other areas for seating are located within the yard/ beer garden.

A timber bin store is located within the southwest corner of the site located to the side of an outbuilding and behind the existing high level brick wall on West Street.

The application property forms part of a terrace of three properties; the adjoining property comprises a two-storey residential dwelling (No. 13) and the other property a two-storey Prescot Guide House (base for Girlguiding). Properties on the opposite side of the Derby Street comprise of residential dwellings and a Solicitor's office.

Land to the east of the application site is bounded by Derby Street, Church Street and West Street and comprises an area of undeveloped land enclosed by fencing to the northern end; a vacant retail unit occupying the corner at Church Street and West Street and a vacant former garage fronting onto West Street. Part of the garage building shares a common boundary to the east of the application site.

Residential dwellings are located to the west of the site with a detached 2-storey dwelling 'Kirk Tor' occupying the adjoining site. To the south of the site lies an NCP car park which is adjacent to the Deanes House PH. Other commercial, residential

and Church uses are located along the southern side of West Street.

Proposal

The application proposes works which comprise of the following:

- Infill extension to yard at rear to extend existing trade area to provide pool area;
- Infilling of existing door and window openings to side elevation of existing single storey outrigger to the rear of premises.
- Retention of glazed double doors with a deep fanlight above;
- Retention of festoon lighting;
- Retention of timber bin store;

The proposed extension would infill a small yard area behind the premises located between an existing lounge area and a single storey outrigger previously in use as a kitchen and store. The infill extension would utilise an existing boundary wall along the eastern boundary and fill an area 6.41m by 4.95m covering a floorspace of approx. 24.6m².

It is also proposed to infill an existing timber door and window within the western elevation of a single storey outrigger replacing them with matching brick work.

The double doors have replaced a ground floor window to the rear elevation providing direct access out of the pub into the beer garden / yard at the rear.

The festoon lighting is strung across the outside beer garden / yard area which is attached to the buildings and to timber poles within the beer garden / yard area.

The application also seeks permission to retain a timber bin store which has been erected to the south east corner of the site towards existing access gates at the rear of the site on West Street. The bin store accommodates Eurobin type waste bins. The structure measures 6.5m by 5.9m with double leaf gates opening into the yard.

Consultations

Prescot Town Council - No comments received

Conservation & Design Officer - Raise no objection from a heritage perspective. They consider that the proposals would preserve the character and appearance of the conservation area and would result in no harm to the contribution made by the setting to the significance of the surrounding listed buildings.

Environmental Health - No objections in principle subject to conditions relating to restriction of construction house and a contaminated land advisory note.

Representations

This application has been publicised by letters sent to 7 neighbours. It has also been advertised by Site Notice and a Press Notice. No representations have been received.

Planning History

None.

Relevant Policy

National Planning Policy Framework (NPPF) Policy S3 *Presumption in favour of sustainable development* states:

1. Decisions on development proposals should apply a presumption in favour of sustainable development. This means:
 - a. Policy S4 in this Framework should be applied when considering development proposals within settlements;
 - b. Outside settlements, policy S5 should be applied; and
 - c. In all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in this Framework should be approved without delay.
2. Where a development proposal falls partly within and partly outside a settlement, policies S4 and S5 should be applied to the relevant parts which are inside or outside of the settlement boundary (as appropriate), before coming to an overall view on the proposal.

S4: *Principle of development within settlements* states:

1. Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.
2. In applying policy S4, the circumstances in which the benefits of approving development are likely to be substantially outweighed by adverse effects include (but are not restricted to) situations where the development proposal would:
 - a. Have a substantial adverse impact in relation to:
 - i. The allocation or safeguarding of land or buildings for particular uses in the development plan, unless there is no reasonable prospect of an application coming forward for the allocated use, or there is evidence that the safeguarding is no longer appropriate; or
 - ii. The application of the policies in this Framework for existing recreational land and facilities (HC7), Local Green Space (HC8), areas of particular importance for biodiversity and geodiversity (N6), Protected Landscapes (N4) and development within residential curtilages (L2(1)(d)).
 - b. Involve the whole or partial loss of undeveloped land which is used for a cemetery or burial ground; or for water storage and/or flood risk management (unless suitable compensatory provision is made that does not increase the risk of flooding either on or off-site); or

- c. Fail to comply with one of the national decision-making policies which state that development proposals should be refused in specific circumstances.

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.

NATIONAL PLANNING POLICY FRAMEWORK (2026)

KNOWSLEY LOCAL PLAN: CORE STRATEGY

- CS1 - Spatial Strategy for Knowsley
- CS2 - Development Principles
- CS7 - Transport Networks
- CS19 - Design Quality and Accessibility in New Development
- CS20 - Managing the Borough's Historic Environment
- CS22 - Sustainable and Low Carbon Development
- CS24 - Managing Flood Risk
- CS26 - Waste Management

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

- H5 - Development within Primarily Residential Areas
- T10 - Access for the Less Mobile
- DQ2 - Security in the Built Environment
- DQ5 - Development in Conservation Areas
- ENV2 - Noise and Vibration
- ENV3 - Light Pollution
- ENV5 - Contaminated Land

The Joint Merseyside and Halton Waste Local Plan 2013

- WM9 - Sustainable Waste Management Design and Layout of New Development

SUPPLEMENTARY PLANNING DOCUMENTS

- Ensuring a Choice of Travel SPD (2010)
- Design Quality in New Development SPD (2016)

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

Layout and Design

The proposed infill extension would be located over what is an existing small yard area behind the premises located between an existing lounge area and a single storey outrigger currently inaccessible from within the main pub building. The proposed works aim to improve the internal layout and expand the trading area through the introduction of a modest rear extension and associated alterations. It would be located along the eastern boundary of the site and utilise an existing boundary wall, approx. 2.96m high as the external side elevation. A new pitched slate roof would be built over the extended area following the pitch of the adjacent single storey outrigger and attaining a ridge height of 3.55m. The extension would subsume an existing wall at the side of the pub building to allow for the extended floorspace to form an extended part of the main pub floor layout. The proposed materials for the extension are of red brick with a slate roof.

Given the small scale of the extension; its position between the existing building and an outrigger; utilising an existing boundary wall; and that it would be largely concealed from view it is considered that this element of the development would be of an acceptable layout and design.

The new double access doors and fanlight that inserted to the rear elevation are constructed in timber with a light oak finish and are set below a deep fanlight with the original sandstone header retained above. Located at the rear some distance from the rear boundary of the site on West Street with the intervening beer garden / yard area and brick walls and gates, means that they are not highly visible from the street. Nonetheless they are considered to be an acceptable addition that does not have a detrimental impact on the visual appearance of the building or the street scene.

The existing timber door and window openings within the western elevation of the single storey outrigger face onto the beer garden / yard area and it is proposed that they would be bricked up in matching brickwork. This relates to the former kitchen area now reconfigures as a darts area. These works are minor and would not have a detrimental impact on the character of the building and would be acceptable.

The festoon lighting has been strung across the outside beer garden / yard area including underneath an existing timber and pergola with corrugated plastic roofing panels. The applicant's agent has confirmed that this structure has been in place in excess of 4 years; as such permission to retain this structure is not sought as it would be immune, in the transitional rules, from enforcement.

The festoon lighting is attached directly to the buildings and also to timber poles erected within the site. This type of lighting is not an uncommon feature across the borough and elsewhere at drinking establishments and restaurant facilities. There is an existing pergola and outside seating in use and the installation of the lighting does not undermine the visual appearance of the site.

The new bin store erected to the rear of the site is constructed in unfinished timber. It has double leaf doors accessed from the yard and providing a store for the Euro type bins. It is set behind existing high level brick walls along the West Street boundary and the western boundary of the site. It is sited in a partly screened location and provides a suitable bin storage enclosure where bins have previously been stored in the open in this location. It is considered however, that due to its location within the

conservation area, it should be finished in a dark colour in order to help it assimilate into the street scene more discretely. This can be secure by a suitable condition if planning permission is granted.

Conclusion Layout and Design

On balance it is considered that the proposed works would / do not have a detrimental impact on the character and appearance of the site or the area in general and do not raise any concern in relation to visual amenity. As such the proposal does not conflict with the NPPF (2026), Policies CS2 and CS19 of the Local Plan and Saved Policy H5 of the Replacement UDP.

Heritage Considerations

The site lies within the Prescott Town Centre Conservation Area and is surrounded by a cluster of listed and historic buildings:

- Grade II listed 2 Derby Street (Historic England List Entry No. 1075501)
- Grade II listed Former Town House and Parr's Bank (Historic England List Entry No. 1075500)
- Grade II listed 2 Vicarage Place (Historic England List Entry No. 1075506)
- Grade II listed 4 Vicarage Place (Historic England List Entry No. 1199607)
- Grade II listed 6 Vicarage Place (Historic England List Entry No. 1343470)
- Grade II listed Number 10 including Garden Wall, Vicarage Place (Historic England List Entry No. 1199612)
- Grade II listed 14 Vicarage Place (Historic England List Entry No. 1075507)
- Grade II listed Church of Our Lady Immaculate (Historic England List Entry No. 1199627)

The principal statutory duty under the Planning (Listed Building and Conservation Areas) Act 1990 is to preserve the special character of heritage assets, including their setting. Local Planning Authorities (LPAs) should, in coming to decisions, consider the principal Act, which states the following:

Listed buildings – Section 66 (1)

In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Conservation areas – Section 72(1)

In undertaking its role as a planning authority the Council, in respect to any buildings or land in conservation areas, should pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

Chapter 20: *Conserving and enhancing the historic environment* of the NPPF (2026) seeks to enhance the historic environment and heritage assets should be conserved in a manner appropriate to their significance.

NPPF Policies HE4: *Securing conservation of heritage assets* HE5: *Assessing effects on heritage assets*; HE6: *Proposals affecting designated heritage assets*; HE9: *Conservation areas*; and HE10: *Loss or removal of heritage assets* are all relevant to the assessment of the application which together seek to conserve heritage significance, ensure impacts are properly assessed, give strong protection to designated assets, safeguard conservation areas, and carefully control the loss of

heritage assets.

Local Plan Policy CS20: *Managing the Borough's Historic Environment* requires development to protect, conserve and where possible enhance the borough's historic environment, ensuring that heritage assets and local character are respected in all new development.

The proposal seeks consent for an extension to the yard to create additional internal space for the pub, the retention of the replacement of a rear window with a double door and fanlight, installation of festoon lighting and bin store within the rear yard (beer garden) area of the building.

The proposed materials for the extension are of red brick with a slate roof to match the existing of the existing building.

The Council's Heritage Consultant has advised that the key heritage issues for the to be considered are:

1. Whether the proposal preserves or enhances the character or appearance of the Prescott Town Centre Conservation Area.
2. Whether the proposal preserves the special interest of the listed building through development in its setting.

Impact on the Conservation Area

The issue from a conservation perspective is whether the proposal would harm the character and appearance of the Prescott Town Centre Conservation Area.

The Prescott Town Centre Conservation Area is significant for its well-preserved historic townscape and its association with the medieval development of Prescott as a market and ecclesiastical centre. The area is characterised by traditional brick and stone buildings, historic street patterns, and surviving commercial frontages which reflect the town's architectural and industrial heritage, particularly its nationally important clock and watch-making industry of the 18th and 19th centuries. Together, these elements contribute to the area's strong sense of place and historic character.

The building occupies a prominent position within the Prescott Town Centre Conservation Area and contributes positively to the historic streetscape, particularly along Derby Street. Its traditional form, corner quoins, window proportions, and slate roof reflect the architectural character of the area, while its relationship with surrounding listed buildings enhances its significance within the wider historic environment.

The proposal includes the infill of the side yard to provide additional internal floor space for the Sun Inn pub. The extension would use red brick and a pitched slate roof to match the existing building. The yard is largely concealed from public vantage points and relates to the secondary elevation of the building. While there are some views from the open area at the road junction, it is considered that the existing compound wall and surrounding landscaping significantly restrict the visibility. Given the small scale of the extension, its position between the building, and the use of matching materials, it is not considered that this element of the development would affect the character or appearance of the conservation area. As such, this aspect of the proposal is acceptable in heritage terms.

The proposal further includes the retention of glazed doors to replace a rear window. The doors are located on the rear secondary elevation of the building, which is of

lesser significance and would be set back from West Street by a long rear garden. This arrangement significantly limits visibility from public vantage points. Given its discreet rear location and the minor nature of the alteration, it is not considered that this aspect affects the character or appearance of the conservation area.

In terms of the festoon lighting it is considered that this is a minor and reversible addition. The lighting is located to the rear of the building, which is secondary in character and not prominent in public views. The beer garden is already in active use as part of the pub, with existing outdoor furniture and a pergola in place. In this context, it is considered that the lighting would be acceptable in heritage terms.

The bin store is located at the far southwestern corner of the application site and is partly screened by high brick walls along the boundary with West Street and the neighbouring property, Kirk Tor; existing metal gates afford it additional screening, particularly when they are open into the site. As detailed above it is considered that the store should be finished in a dark colour.

Overall, it is considered that the proposal would preserve the character and appearance of the conservation area.

Impact on the Setting of the Listed Buildings

The issue from a heritage viewpoint is whether the proposal would harm the contribution made by the setting to the significance of several Grade II listed building identified above, which should be regarded as being of high significance.

In relation to setting, Historic England's advice is contained in its Planning Note 3 (second edition) entitled The Setting of Heritage Assets. This describes the setting as being the surroundings in which a heritage asset is experienced and explains that this may be more extensive than its immediate curtilage and need not be confined to areas, which have public access. Whilst setting is often expressed by reference to visual considerations, it is also influenced by the historic relationships between buildings and places and how views allow the significance of the asset to be appreciated.

The public house is located within close proximity to several Grade II listed buildings, and therefore its relationship with surrounding heritage assets is an important consideration in assessing the proposal. As an historic public house it contributes positively to the setting of the nearby listed buildings, particularly in its traditional materials and design.

The proposed yard infill is positioned on the side elevation, and as with the conservation area it will largely be concealed and screened from the public vantage points. As such, it would not be readily visible in shared views with the nearby listed buildings. While there are some views from the open area at the road junction, it is considered that the existing compound wall and surrounding landscaping significantly restrict the visibility. Given the small scale of the extension, its position between the building, and the use of matching materials, it is not considered that the proposal for the side extension would result in any discernible impact to the setting of the nearby buildings.

The replacement of the rear window with a glazed door would be on the secondary elevation and at a considerable distance from the neighbouring listed buildings; nestled in between the existing rear structures that flank the existing window. The presence of the long rear garden further reduces its prominence within views from these heritage assets.

In relation to the festoon lighting, this would be confined to the rear garden area, which already contains outdoor furniture and a pergola associated with the existing pub use. Given the contained nature of the lighting and its location to the rear of the property, it is not considered that it would appear intrusive within the setting of the nearby listed buildings.

Overall, it is considered that the proposal would not result in harm to the contribution made by the setting to the significance of the surrounding listed buildings, as the works are limited to the secondary areas of the site and would have minimal visibility within the wider historic environment.

Conclusion Heritage Considerations

The proposals have been had regard to S66(1) and S72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and given considerable weight in my the consideration of the development.

For the reasons identified above, the proposal is considered to meet the statutory duty to preserve and accords with Chapter 20 of the NPPF (2026). It also complies with the requirements of Policy CS20 and no objection is raised from a heritage perspective.

Highway Considerations

Chapter 15: Promoting sustainable transport of the NPPF seeks in terms of transport considerations to embed the role that transport infrastructure and choices can play in creating well-designed, sustainable, inclusive and popular places. NPPF Policy TR3: *Locating development in sustainable locations* requires development to have good accessibility for different users and limit need for travel utilising existing or proposed transport infrastructure in locations that support more walking, wheeling, cycling and public transport use; mitigation of significant adverse impacts on the transport network and environmental impacts. Policy TR4: *Street design, access and parking* requires transport considerations to be an integral part of development and Policy TR6: *Assessing transport impacts* (4) states that development proposals should be refused if they would have a severe adverse impact on the transport network.

Local Plan Policies CS2 and CS7 combine to require new developments to be located and designed to prioritise accessibility and sustainable modes of travel whilst ensuring new vehicular accesses are not detrimental to highway safety.

The application site does not have on-site parking facilities. The surrounding highway network has parking restrictions in place. A pedestrian crossing an white zigzag lines are to the front of the site on Derby Street and double yellow lines are further along Derby Street, Church Street and West Street to the rear. The site is located at the edge of Prescott Town Centre where there are several nearby car parks and Prescott Bus Station is close by. The proposal would see a minor change to the floorspace of the existing premises which has operated from the site for many years. The site is in a sustainable location with town centre parking close by. It is considered that the proposal is an acceptable form of development that would not result in detrimental impacts on the highway network.

Conclusion - Highways

It is considered that the proposal would be acceptable in highway safety terms. As such it would not conflict with the NPPF, Policies CS2, CS7 and CS19 of the Local

Plan: Core Strategy, Saved Policies H5 of the Knowsley UDP, the New Residential Development SPD and Ensuring a Choice of Travel SPD.

Residential Amenity

Policy CS2 of the Local Plan requires that developments mitigate potential negative impacts of development including air quality and noise. Policy CS19 requires new developments to maintain a good standard of amenity for all existing and future occupants of land and buildings by avoiding unacceptable impacts on existing residents and future occupiers. Saved Policy ENV2 of the Knowsley UDP seeks to ensure that new or existing developments are protected from new or existing noise sources and that, where necessary, effective mitigation measures are secured.

Saved Policy H5 of the UDP seeks to protect the character and environmental qualities of established residential areas and requires development to protect and improve the physical environment and residential amenity of occupiers of existing and proposed properties.

Noise and Disturbance

As noted above, the site is located in an area where there is a mix of both commercial and residential properties. The nearest residential dwelling is the attached property No. 13 Derby Street and to the rear 'Kir Tor' immediately to the west of the application site located on West Street.

The premises has been operational as a public house for many years and there is an existing beer garden located within the rear yard which opens out onto West Street. The application is part retention of development which includes external alterations to the building and also the retention of the festoon lighting and the bin store within the beer garden. It is noted that there have been no comments or objection to the proposed development following the Council's publicity.

The Council's Environmental Health Officer also suggests that, during the construction phase, works are restricted in terms of the hours of operation and this can be secured by way of a suitable planning condition if planning permission is granted,

Construction Management

The application site is located in a built up area surrounded by other residential dwellings and the Church opposite has potential to impact on the surrounding

Due to the small scale of the construction works, a construction management plan is not considered necessary. However, the Council's Environmental Health Officer has recommended that all works during the construction phase are restricted to the Council's standard hours of operation. This could be secured by way of a planning condition if planning permission is granted.

Conclusion – Residential Amenity

Overall, it is considered that the development would ensure that an acceptable standard of amenity is maintained for neighbouring residents. The development does not conflict with the NPPF, Policies CS2 and CS19 of the Core strategy and Saved Policies ENV2 and H5 of the UDP.

Biodiversity Net Gain (BNG)

The proposed development is of a scale and nature that meets the definition of a *de minimis* development for the purposes of Biodiversity Net Gain. Consequently, the statutory requirement to secure a minimum 10% Biodiversity Net Gain, including the preparation and approval of a Biodiversity Gain Plan, is not triggered.

Conclusion BNG

The proposed development is considered *de minimis* for Biodiversity Net Gain purposes; therefore, the statutory 10% BNG requirement does not apply.

Environmental Considerations

Contaminated Land

Chapter 17 of the NPPF (2026) seeks to ensure that new development is appropriate for its location, taking into account risks posed by pollution and other hazards and any impacts which development might have area taking into account; and that sufficient provision is made for development required for public safety. NPPF Policy P2: *Ground conditions* requires that sites are suitable for their purpose and Policy P3: *Living conditions and pollution* states that *development proposals should be appropriate for their location, taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, whether these effects are on or off-site; and whether this is as a result of the development itself or the product of preexisting conditions in its vicinity...*

Saved Policy ENV5 in the Replacement Unitary Development Plan requires new developments to remediate any sites that may be affected by contaminated land. It seeks to ensure that development does not occur on contaminated sites that could place future occupiers, or the surrounding environs are not at risk from contamination. Policy CS2 of the Knowsley Local Plan Core Strategy requires development to address any issues of unstable land resulting from coal mining.

The Council's Environmental Health Officer has reviewed the information submitted and raises no objections to the application. They advise that there is no available evidence to indicate contamination issues at the site. Given that only limited groundworks are proposed for the infill extension, it is recommended that the contaminated land advisory note be included as an informative if planning permission is granted.

Coal Mining Legacy

The application site lies within a coal mining area which may contain unrecorded coal mining related hazards (low risk).

NPPF Policy P2: *Ground conditions* requires that :

a. Ground conditions, including any risks arising from land instability or contamination (whether due to natural hazards or current and former activities such as mining or fuel storage); and

b. The extent to which any such risks can be mitigated, and the potential impacts on the natural environment arising from remediation.

The site is located within a low-risk coal mining area. In such circumstances, should planning permission be granted, a standing advice note should be attached to the

decision notice to ensure that the developer is made aware of the potential presence of unrecorded mining features and the associated advice provided by the Mining Remediation Authority.

Subject to the imposition of an informative, it is considered that the proposal does not raise any undue risk arising from past mining activities in relation to coal mining legacy issues.

Conclusion – Environmental Considerations

Subject to the above condition and informative it is considered that the proposal would comply with the NPPF, Policy CS2 of the Local Plan Core Strategy and Saved Policies ENV2 and ENV5 of the Knowsley UDP.

Drainage and Flood Risk

Chapter 18 – Managing flood risk and coastal change of the NPPF (2026) seeks to minimise risks to development arising from all sources of flooding and coastal change. Policy F7: *Ensuring development is safe from flooding* requires that in assessing applications development proposals should not present risk from flooding to potential occupiers, users or visitors and should not increase flood risk elsewhere

Policies CS2 and CS24 in the Local Plan Core Strategy combine to ensure that development will not cause any unacceptable risk of flooding and that surface water will be drained in a safe and sustainable manner.

The application site is a minor development on less than 1 hectare(ha) and is located with Flood Zone 1 with a low probability of flooding from rivers and sea and is not identified as having critical drainage problems; or at risk of flooding from any source.

Conclusion – Drainage and Flood Risk

It is not considered that the proposal would raise any concerns in relation to flooding and would not conflict with the NPPF and Policies CS2 and CS24 of the Local Plan.

Conclusion

On balance it is considered that the proposed works would / do not have a detrimental impact on visual amenity or the character and appearance of the application site or the area in general. The proposals preserve the character of the conservation area and the settings of listed buildings and raise no concerns from a heritage perspective.

The development would ensure that an acceptable standard of amenity is maintained for neighbouring residents and through the imposition of condition(s) and informative(s) would ensure that there is no harm to the local environment from impacts of development.

As such the proposal does not conflict with the NPPF (2026), Policies CS2,CS19 and CS20 of the Local Plan and Saved Policies H5 and ENV2 of the Replacement UDP.

Recommendation

That planning permission be granted subject to the following conditions:

- 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 91 of the Town and Country Planning Act 1990 (as amended).

- 2) The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

- 3) Notwithstanding any description of materials with the application, the materials to be used on the external surfaces of the proposed extension and external works hereby permitted shall match those of the existing buildings to which they relate in terms of type, size, colour and texture.

Reason: In the interests of visual amenity and to preserve the character and appearance of the Prescott Town Centre Conservation Area and the special architectural and historic character of surrounding Listed Buildings and to comply with the National Planning Policy Framework (2026), Saved Policies H5 and DQ5 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006 and Policies CS2, CS19 and CS20 of the Knowsley Local Plan Core Strategy, adopted January 2016 and the Design Quality in New Development SPD ((2016).

- 4) Within one month of the date of this permission the bin store hereby permitted shall be finished in dark brown or black colour and retained as such thereafter.

Reason: In the interests of visual amenity and to preserve the character and appearance of the Prescott Town Centre Conservation Area; the special architectural and historic character of surrounding Listed Buildings and to comply with the National Planning Policy Framework (2026), Saved Policies H5 and DQ5 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policies CS2, CS19 and CS20 of the Knowsley Local Plan Core Strategy, adopted January 2016 and the Design Quality in New Development SPD ((2016).

- 5) No construction work shall take place outside the hours of 08:00-18:00 Monday to Friday, 08:00-13:00 hours Saturday and not at all on Sundays/Public Holidays without the prior written permission of the Local Planning Authority.

Reason: To safeguard the amenities of nearby residents and to comply with the National Planning Policy Framework (2026), Saved Policies ENV2 and H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
31/03/2026	-	-	DESIGN, ACCESS & HERITAGE STATEMENT
15/05/2026	25158 - OS	-	LOCATION PLAN
15/05/2026	25158 - 301	REV A	GROUND FLOOR PLAN AS PROPOSED
15/05/2026	25158 - 302	REV A	ELEVATIONS AS PROPOSED
15/05/2026	25138 - 303	-	ROOF PLAN AS PROPOSED

Signed Case Officer¹: M Wishart

Signed Authorising Officer²: Jo Sheridan

Date: 27/08/2026

Informatives

NOTE FOR APPLICANT: The applicant's attention is drawn to the following comments;

- 1 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Standing Advice valid from 1st January 2025 until 31st December 2026

Contaminated land advisory note

2. Based on the information available to this division we are not aware of any contamination on this site. However, the responsibility to properly address contaminated land issues lies with the owner/developer of the site, irrespective of any involvement by this Authority. The applicant/developer is requested to contact the Council's Environmental Protection

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

² 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

Unit (Tel: 0151 443 4712) as soon as is practicable should contamination be encountered during the development of the site.

If contaminated material is encountered the applicant/developer is required to dispose of the contaminated arisings appropriately. They should also be aware of their health and safety responsibilities to workers in respect of handling such materials. The developer should also ensure that no pathways are created by which any contamination may either migrate off-site or affect site users.