

APPLICATION NO: 25/00340/KMBC1 **CASE OFFICER:** Maxine Wishart

WARD: Whitefield **PARISH:**

LOCATION: 20 - 24 Newtown Gardens, Kirkby Town Centre, Knowsley

PROPOSAL: ALTERATIONS TO EXISTING SHOPFRONT TO INCLUDE REPLACEMENT WINDOWS, DOORS TO THE FRONT ELEVATION FROM TIMBER TO ALUMINIUM TOGETHER WITH THE REPLACEMENT OF FACING MATERIAL

Knowsley Local Plan Policies Map Allocation

Town and District Centre
Kirkby Town Centre Action Area

Site Description

The application site is 20-24 Newtown Gardens, Kirkby. The building is three storeys in height and is elevated from street level, accessed via a walkway and steps to the front and to the rear. A retaining wall and railings surround the unit to the side (Cherryfield Drive) and rear (South Parade). The building is predominantly built in brick with some elements of render, particularly around the windows on the front elevation which faces Newtown Gardens. The ground floor at the front and southern elevation (facing Cherryfield Drive) is set underneath a canopy supported by a number of pillars

The site is located within Kirkby Town Centre with various commercial and community uses being located to the north and west of the site. To the east is Newtown Gardens with vacant land (formally site of Kirkby Library) on the opposite side of Newton Gardens. Cherryfield Drive runs to the south of the site with a bank, car park and vacant land being located on the opposite side of the road.

Proposal

The application seeks consent for alterations to the shop frontages to include replacement windows, doors to the front elevation from timber to aluminium together with replacement facing material.

Front Elevation (Newtown Gardens)

- Re-placement aluminium double leaf glazed door and fanlight – coloured matt black.
- Re-placement window with new aluminium bi-folding 2-panel window – coloured matt black.
- Re-placement of 2 no. existing windows with new aluminium bi-folding 5 panel doors – coloured matt black. sills lowered approx. 200mm to allow for bi-fold windows.
- Re-placement of single window with aluminium bi-folding 3 panel window –

- coloured matt black. sills lowered approx. 200mm to allow for bi-fold windows.
- Re-placement aluminium single leaf glazed door and fanlight – coloured matt black.
 - New slimline fascia board (for signage tbc).
 - Internal roller shutters above bi-fold doors.
 - External vertical wall tiles (300 x 600) to elevation – coloured silver / grey.

Side Elevation (Cherryfield Drive)

- Re-placement windows with new aluminium top hung inward opening windows – frame coloured black.
- Making good existing panel below single panel window.
- New slimline fascia board (for signage tbc).
- Internal perforated roller shutters.
- New external vertical wall tiles (300 x 600) to elevation – coloured silver / grey .

Rear Elevation (South Parade)

- Replacement of existing curtain walling windows and panels and caging with new aluminium window including top hung - coloured black.
- Internal perforated roller shutters.

Consultations

Highway Authority - No objections.

Town Centre Management - No observations received.

Representations

This application has been publicised by letters sent to 18 neighbours. It has also been advertised by Site Notice. No representations have been received.

Planning History

The application site has been subject to numerous applications in the past, however, only the following is relevant in the consideration of this application.

APP. NO:	24/00614/FUL
PROPOSAL:	REPLACEMENT OF EXISTING SINGLE GLAZED STEEL FRAMED WINDOWS WITH UPVC DOUBLE GLAZED UNITS, TOGETHER WITH THE INSTALLATION OF A RAMP AT THE REAR AND A CHAIR LIFT FOR ACCESSABILITY.
DECISION:	Granted
DECISION DATE:	6 February 2025

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.

NATIONAL PLANNING POLICY FRAMEWORK

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS10 - Principal Regeneration Area - Kirkby TC

CS19 - Design Quality and Accessibility in New Development

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

S9 - Shop Fronts and Security Shutters

T10 - Access for the Less Mobile

DQ2 - Security in the Built Environment

DQ3 - Gateway Sites and Corridors

SUPPLEMENTARY PLANNING DOCUMENTS

Design Quality in New Development SPD (2016)

Shopfronts and Signage Design SPD (2016)

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Assessment

The design and layout of the proposal is to be considered in respect of Policies CS2 and CS19 of the Local Plan: Core Strategy. These policies have the same aim to ensure that an acceptable level of quality in the development is achieved, and that new development provides safe and convenient movement for all.

Policy DQ3 lists a number of major road and rail routes within Knowsley which provide strategic gateways linking to the regional and national transport network. In order to protect and enhance the image of Knowsley and Merseyside as a whole it is considered important to optimise the visual appearance of these routes; this includes any other routes which link the specified routes to any of Knowsley's town or district centres.

Planning permission was granted for the works at the premises in February 2025 which included replacements of single glazed steel framed windows with dark grey (Anthracite) uPVC double glazed windows on the upper floors

The proposal would see existing window openings on the front elevation changing from curtain walling type glazing to bi-folding windows. One section of curtain walling glazing would be replaced with a full height 5 panel bi-folding doors.

The proposal would see the replacement of existing roller shutters and caging with new internally fitted perforated roller shutters. The precise details of these are unknown at this stage and this detail can be secured by a suitable planning conditions should permission be granted.

It is noted that the proposal involves new window frames that would be finished in matt black aluminium whereas the recently altered first and second floor windows have been recently replaced with dark grey (Anthracite) uPVC. The majority of the proposed new windows and doors would be set underneath the existing canopy that runs to the front and side of the building. Given that, in the main, the windows would be under cover of the canopy it is not considered that there would be a stark notable difference between the colour of black opening at the ground floor and the dark grey of the upper floor opening to warrant refusal of planning permission and that this would be acceptable in this instance.

Other external alterations would include the provision of a new metal fascia panels above the windows which would receive advertisements. The details of any such advertisements are unknown but may require a separate advertisement consent. The applicant would be informed of this through the imposition of an informative should planning permission be granted.

The proposals do not raise any other material considerations and comply with the requirements of Policies CS2 and CS19 of the Local Plan; Saved Policy DQ3 of the UDP and the Shopfronts and Signage Design SPD

Conclusion

On balance, it is considered that the proposals are acceptable and would not cause any harm to the character and appearance of the building or the town centre in general and the proposed development is therefore recommended for approval.

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) Prior to their installation precise scheme details of the external facing materials which related to the following:

- External vertical silver / grey wall tiles;
- Slimline Fascia boards;
- Perforated internal roller shutters

shall be submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out only in accordance with the agreed details.

Reason: In the interests of visual amenity and to comply with the National Planning Policy Framework (2024), Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016; Saved Policy DQ3 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and the Shopfronts and Signage Design SPD (2016).

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
27/05/2025	010	-	SITE LOCATION PLAN
20/05/2025	110	REV A	PLANNING - PROPOSED FLOOR PLAN
20/05/2025	210	REV B	PLANNING - PROPOSED ELEVATIONS & SECTIONS

Signed Case Officer¹: M Wishart

Signed Authorising Officer²: Jo Sheridan

Date: 29/07/2025

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

informatives

- 0 NOTE FOR APPLICANT: The applicant's attention is drawn to the following comments;
- 1 The permission hereby permitted does not confer any approval for advertisements / signage which may require a separate Advertisement Consent application.