



Knowsley Council

REGENERATION AND ECONOMIC DEVELOPMENT

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 23/00171/KMBC1

Name and address of applicant

Knowsley Council
First Floor, Huyton Library
Civic Way
Huyton
Liverpool
L36 9UX

Name and address of agent

Mr Mark Pearce
St James Building
79 Oxford Street
Manchester
M1 6FQ

Date of Receipt: 23 March 2023

Date Valid: 23 March 2023

Address/Location Of Development:

Prescot Picture Palace
8-14 Kemble Street
Prescot
Knowsley
L34 5SQ

Description of Development:

DEMOLITION OF 4 NO. EXTENSIONS AND MAKING GOOD OF REMAINING ELEVATIONS, ALTERATIONS TO FRONT ELEVATION INCLUDING THE REINSTATEMENT OF THE FORMER CINEMA ENTRANCE AND HISTORIC SHOPFRONTS, BRICKING UP OF AUDITORIUM WINDOWS AND REPLACEMENT OF EXISTING WINDOWS WITH DOUBLE GLAZED SASH WINDOWS TOGETHER WITH OTHER ASSOCIATED WORKS

The Council of the Metropolitan Borough of Knowsley hereby give notice in pursuance of the above Act(s) that Planning Permission has been **granted** for the carrying out of the development referred to above in accordance with the application and plans submitted subject to the following condition(s):

1. The development granted full planning permission 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 below:

Reason: For the avoidance of doubt.

3. A. Prior to any extension demolition works commencing, a method statement (the demolition works method statement) setting out how the remainder of the building will be protected during the demolition works and how the building will be left secure and weather tight follow the demolition, including a timetable for implementation, shall be submitted to and approved in writing by the Local Planning Authority.

B. Within 3 months of any demolition works commencing, and prior to any reconstruction works commencing, full details of the design of the restoration and rebuilding works to reinstate the areas affected by demolition (the restoration and rebuilding works statement) shall be submitted to and approved in writing by the Local Planning Authority. The restoration and rebuilding works statement shall include, but not be limited to, the following:

- (i) Confirmation of the extent of rebuilding works, details of construction, cleaning proposals and finishes;
- (ii) Plans describing the design, materials and finishes of the new rear staircase.
- (iii) Timetable for implementation

C. The demolition works method statement and the restoration and rebuilding works statement shall be implemented in accordance with the approved details.

Reason: To preserve the special architectural and historic interest of a Grade II Listed Building, to preserve the character and appearance of Prescott Conservation Area and in the interests of visual amenity. This condition is imposed to comply with Policy CS20 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

4. RENDERING

Prior to any re-rendering works commencing, full details relating to specifications of repairs to external renders (to include render to the chimneys, stucco render and lime render details for the side elevation) and cast and run mouldings shall be submitted to and approved in writing by the Local Planning Authority. These details shall include annotated elevation plans indicating which specification shall be used in each location and the colour/finish proposed. Any new cast or run mouldings shall be formed to replicate existing historic construction details and mouldings. The development shall then be carried out in accordance with the approved details.

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Policy CS20 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

5. SHOPFRONTS

Prior to any existing shopfront features being removed, the extent of historic shopfront timber retention and replacement and full details of the shopfronts (including external finishes/materials) shall be submitted to and approved in writing by the Local Planning Authority. Elevation plans shall be at a scale of no less than 1:10 with cross sections at no less than 1:2. The shopfront works shall then be completed in accordance with the approved details.

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6. ROOF DETAILS

The slate and ridge tiles used for the roof restoration works shall match the existing slate and ridge tiles, and the sizes and laying patterns shall match the existing for each roof 'type'. Samples of the slate and ridge tiles for the front range and auditorium roofs shall be submitted to and approved in writing by the Local Planning Authority within 6 months of the existing slate being removed. The works shall then be carried out in accordance with the approved details.

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7. CHIMNEY DETAILS

The 3no chimneys shall be reconstructed to match the existing chimneys in all respects, including dimensions, brick texture and colour, brick bond and lime mortar mix. Samples of the new brick, lime mortar mix and details and/or samples of the chimney pots shall be submitted to and approved in writing by the Local Planning Authority prior to reconstruction/installation, within 6 months of the date of this permission. The chimney reconstruction and restoration works and the chimney pots shall then be carried out/installed in accordance with the approved details.

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8. VERGES

The verges to the west facing gables and rear facing gable to the auditorium shall be mortar bedded verges. Prior to the erection of any new verge boards to the east

gable, the external finish/paint details shall be submitted to and approved in writing by the Local Planning Authority. The new verge boards shall then be carried out/finished in accordance with the approved details.

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9. ROOF VENT

Prior to the reconstruction of the louvred ventilation shaft, the paint colour/external finish shall be submitted to and approved in writing by the Local Planning Authority. The louvred ventilation shaft shall be reconstructed to match historic details and the external finish shall be in accordance with the approved details.

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10. PARAPET

Prior to any parapet reconstruction works commencing, large scale plans describing the proposed modifications to the parapet design shall be submitted to and approved in writing by the Local Planning Authority. The design of the new urns shall match the historic design. The parapet reconstruction works shall then be undertaken in accordance with the approved details. The rainwater goods shall be constructed in accordance with the specification detailed on the Proposed Roof Plan reference 241331-PUR-Z-RF-DR-A-2003 REV P01.

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11. Prior to their installation, full details of the new brass lighting fixtures to the cinema frontage, including locations of wiring and any supporting apparatus, shall be submitted to and approved in writing by the Local Planning Authority. The brass lighting fixtures, wiring and supporting apparatus shall then be erected in accordance with the approved details.

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12. NEW/REPLACEMENT WINDOWS

Notwithstanding the submitted details, all new windows (with the exception of the roundel window) shall be traditional cord and weight sliding sash windows of timber construction with a painted finish. Prior to each new or replacement window being installed, large scale elevations and section plans of that window (at no less than 1:10) and detailed section plans (at no less than 1:2) shall be submitted to and approved in writing by the Local Planning Authority. These details shall provide sufficient detail to describe the detailed design of all new windows, their positions within the reveals and, where new openings are being formed/re-opened, details of the new window surround, cills and lintels. Each new or replacement window shall then be installed in accordance with the approved details. The replacement cills shall match the existing materials, profiles and dimensions of the existing cills. Samples and details of the proposed cills shall be submitted to and agreed in writing by the Local Planning Authority prior to any works to cills being carried out. Written confirmation shall be provided that all the windows have been installed in accordance with the approved details.

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13. Where the auditorium windows within elevations C, F and H (shown on plans referenced 'Existing Elevations Sheet 5 drawing no. 241331-PUR-00-ZZ-DR-A-1014 REV P01; Existing Elevations Sheet 2 drawing no. 241331-PUR-00-ZZ-DR-A-1011 REV P01; and 'Existing Elevations Sheet 4' drawing no. 241331-PUR-00-ZZ-DR-A-1013 REV P01) are to be infilled, the infilling shall be in brick to match the existing, the lintels and cills shall be retained and the new brickwork shall be recessed.

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14. NEW/REPLACEMENT DOORS

Prior to the installation of each new or replacement door, full details of the design including an elevation (at no less than 1:10) and section details (at no less than 1:2) and the paint finish, shall be submitted to and approved in writing by the Local Planning Authority. Each door shall then be installed in accordance with the approved details. Written confirmation shall be provided that all the doors have been installed in accordance with the approved details.

Prior to the installation of any security shutters to the main cinema entrances, full details of the precise siting, design and finish of the concertina steel security shutters, including any housing, to the cinema entrances, shall be submitted to and approved in writing by the Local Planning Authority. The shutters shall then be erected in accordance with the approved details.

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Area and in the interests of visual amenity. This condition is imposed to comply with Policy CS20 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

15. REPAIRS TO BRICKWORK AND NEW INFILL BRICK

Prior to any new brickwork being constructed (including infilled openings), a sample panel of no less than 1 sq m, together with a specification of the brick, mortar and pointing finish, shall be submitted to and approved in writing by the Local Planning Authority. The brickwork shall then be constructed in accordance with the approved details.

All raking out shall be carried out using hand tools only. If hand tools are not used, a method statement for the repair and repointing of the existing brickwork shall be submitted to and agreed in writing with the LPA prior to such works commencing. Works shall then only be undertaken in accordance with the approved method statement. The restored features, and bonding pattern, shall match and align with existing historic details.

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16. RAINWATER GOODS

New rainwater goods shall be cast iron. Prior to the installation of the rainwater goods, details of the new rainwater goods and details of the external paint finish shall be submitted to and approved in writing by the Local Planning Authority. The rainwater goods shall then be erected in accordance with the approved details.

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17. CLEANING

Prior to any cleaning commencing, the 'TORC' and 'DOFF' cleaning system specifications and test patches of no greater than 1 sq m shall be prepared and submitted to and approved in writing by the Local Planning Authority. The cleaning shall then be undertaken in accordance with the approved cleaning system specification.

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18. TIMBER REPAIR/REPLACEMENT

Prior to any timber repair or replacement being undertaken, a report detailing the extent of structural timber repairs and replacement shall be submitted to and approved in writing by the Local Planning Authority. The timber repairs and replacement shall be undertaken in accordance with the approved details.

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SCHEDULE 1

DATE RECEIVED	REF. NO	VERSION	DRAWING/DOCUMENT TITLE
23/03/2023	241331-PUR-00-XX-SH-A-0001	-	WINDOW SCHEDULE
23/03/2023	ISSUE 01	-	DESIGN, ACCESS AND HERITAGE STATEMENT DATED MARCH 23
23/03/2023	-	-	STRUCTURAL DEFECTS SCHEDULE IDENTIFIED 1ST JUNE 22
23/03/2023	-	-	INVESTIGATIONS INTO THE CONDITION OF THE HISTORIC CEILING AND WALL PLASTERS WITHIN THE MAIN AUDITORIUM SPACE DEC 22
02/08/2023	241331-PUR-00-01-DR-A-2001	P03	PROPOSED FIRST FLOOR PLAN
23/03/2023	241331-PUR-00-01-DR-A-2002	P01	PROPOSED SECOND FLOOR PLAN
23/03/2023	241331-PUR-00-RF-DR-A-1003	P01	EXISTING ROOF PLAN (SHOWING DEMOLITION)
23/03/2023	241331-PUR-00-XX-DR-A-2015	P01	PROPOSED ELEVATION SHEET 6
23/03/2023	241331-PUR-00-ZZ-DR-A-2011	P01	PROPOSED ELEVATION SHEET 2
23/03/2023	241331-PUR-00-GF-DR-A-2000	P01	PROPOSED GROUND FLOOR PLAN
23/03/2023	241331-PUR-00-ZZ-DR-A-1010	P01	EXISTING ELEVATIONS SHEET 1 (SHOWING DEMOLITION)

23/03/2023	-	-	PRESCOT PICTURE HOUSE - EMERGENCY PLASTER REPAIR WORKS DECEMBER 2022
23/03/2023	241331-PUR-00- ZZ-DR-A-2014	P02	PROPOSED ELEVATION SHEET 5
23/03/2023	241331-PUR-00- ZZ-DR-A-1013	P01	EXISTING ELEVATIONS SHEET 4 SHOWING DEMOLITION
23/03/2023	241331-PUR-00- ZZ-DR-A-2010	P02	PROPOSED ELEVATION SHEET 1
23/03/2023	241331-PUR-00- ZZ-DR-A-2012	P01	PROPOSED ELEVATION SHEET 3
23/03/2023	241331-PUR-ZZ- RF-DR-A-2003	P01	PROPOSED ROOF PLAN
23/03/2023	241331-PUR-00- ZZ-DR-A-2010	P02	PROPOSED ELEVATION SHEET 1
23/03/2023	241331-PUR-00- GF-DR-A-1000	P02	GROUND FLOOR PLAN SHOWING DEMOLITION
23/03/2023	241331-PUR-00- ZZ-DR-A-1014	P01	EXISTING ELEVATIONS SHEET 5 SHOWING DEMOLITION
02/08/2023	241331-PUR-00- 01-DR-A-1001	P03	FIRST FLOOR PLAN SHOWING DEMOLITION
23/03/2023	241331-PUR-00- 02-DR-A-1002	P02	SECOND FLOOR PLAN
23/03/2023	241331-PUR-00- ZZ-DR-A-1012	P01	EXISTING ELEVATIONS SHEET 3 SHOWING DEMOLITION
23/03/2023	X64/101	-	STRUCTURAL DEFECTS - GROUND FLOOR AND FIRST FLOOR PLANS
23/03/2023	241331-PUR-00- ZZ-DR-A-1011	P01	EXISTING ELEVATIONS SHEET 2 SHOWING DEMOLITION
23/03/2023	241331-PUR-00- SL-DR-A-1100	P01	LOCATION PLAN
23/03/2023	X64/102	-	SECOND AND ROOF PLANS - STRUCTURAL DEFECTS
23/03/2023	241331-PUR-00- ZZ-DR-A-2013	P01	PROPOSED ELEVATION SHEET 4
23/03/2023	-	-	MORTAR AND PAINT ANALYSIS RESULTS AND AN ASSESSMENT OF THE HISTORIC RENDER, PLASTER AND PAINT SCHEMES USED ON

REASON(S) FOR THE GRANTING OF PLANNING PERMISSION

The decision to grant planning permission has also been taken having regard to the policies and proposals as set out below, and to all relevant material considerations including supplementary planning guidance:-

This informative is only intended as a summary of the reason(s) for the granting of planning permission. Should you require any further details relating to the decision please contact the relevant case officer (Clare Appleyard on 0151 443 2848)

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.

NOTE FOR APPLICANT:

IMPORTANT - PLEASE READ CAREFULLY THE NOTES BELOW AS FAILURE TO COMPLY COULD MAKE THE DEVELOPMENT HEREBY PERMITTED UNAUTHORISED

- 1) This planning permission is granted in strict accordance with the approved plans. It should be noted however that:
 - a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.
 - b) You or your agent or any other person responsible for implementing this permission should inform Planning Services immediately of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new planning application.
- 2) This permission is granted subject to conditions and it is the owner of the property and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond.
- 3) If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent.
 - a) If a condition precedent is not complied with prior to the start of development, the whole of the development will be unauthorised and you may be liable to enforcement action.
 - b) In addition, if the requirements of a condition precedent are subsequently not complied with, the development is unauthorised and the only way to rectify the development is the submission of a new application.

If any other type of condition is breached then you will be liable to a breach of condition notice.

- 1 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.
- 2 The proposed development lies within an area that has been defined by the Coal Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:

www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

Informative Note valid from 1st January 2023 until 31st December 2024

- 3 This permission does not give consent for any advertisements or signage.
- 4 If any European protected species are found, then as a legal requirement, work must cease and advice must be sought from a licensed specialist.

Head of Planning & Building Control

Date: 16 October 2023

IMPORTANT NOTES FOR YOUR ATTENTION:

1. This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, bylaw, order or regulation.
2. This permission refers only to those plans submitted as part of the Planning Application a copy of which is retained by the Local Planning Authority. The Local Planning Authority should be contacted in writing if it is proposed to amend these plans in any way as a further permission, may be required.
3. If a Building Regulations Consent is required for these works it is your responsibility to ensure that the plans submitted for both the Building Regulations Consent and Planning Permission are the same in all respects. Should the plans relating to one consent vary from the other, it will be necessary for you to submit amended plans to this Department and obtain the relevant approval(s) prior to commencing any works.

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- As this is a decision for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.