

APPLICATION NO: 23/02539/FUL

CASE OFFICER: Andrew Hunt

WARD: Prescott North

PARISH: Prescott
Town Council

LOCATION: The Oven Pizzeria And Bar, 10 Eccleston Street, Prescott, Knowsley
L34 5QE

PROPOSAL: INSTALLATION OF NEW SHOP FRONT, TOGETHER WITH A
CANOPY AND EXTERNAL ROLLER SHUTTERS

Site Description

The application site is a shop at 10 Eccleston Street. The site forms part of Prescott Town Centre and is at the western end of Eccleston Street. The site is a key gateway set within a prominent position within Prescott Town Centre. The site is bounded by Shakespeare North playhouse to the northwest, other shops to the north west, north east and east and Prescott Parish Church to the west.

Proposal

The proposal is for the installation of new shop front, together with a canopy and external roller shutters.

Consultations

Conservation – From a conservation perspective there are no objections to the amended shopfront as it is seen to preserve the character and appearance of the conservation area.

Representations

This application has been publicised by letters sent to 7 neighbours and by site and press notices. No representations have been received.

Planning History

None Relevant

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

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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.

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles
CS6 - Town Centres and Retail Strategy
CS14 - Principal Regeneration Area – Prescott Town Centre
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

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.

ISSUES AND ASSESSMENT:

PRINCIPLE OF DEVELOPMENT

The application site is situated within Prescott Town Centre but consists of alterations to the building. The existing use of the site would be unchanged and therefore the application is acceptable in principle.

IMPACT ON PRESCOT TOWN CENTRE CONSERVATION AREA

Planning Policy

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

NPPF para 197 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 Para 202 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.

The building is within Prescott Town Centre Conservation Area. The site is proximate to listed buildings and forms part of the broader townscape setting of these, notably St Mary's Church (Grade I).

The application in its original form was considered harmful to the character of the Conservation area however, the application has been subject to amended plans, which address the concerns. In particular the plans have removed the bottom of the pilasters and included timber detailing to the stallrisers. This can be secured via a condition. As a result, of these changes the application will not cause harm to the character of the Prescott Town Centre Conservation Area. The views above are supported by the council's conservation officer who has no objection.

Overall, the application complies with Core Strategy policies CS14 and CS21, NPPF Para 197 and UDP policy DQ5.

RESIDENTIAL AMENITY

Policy CS19 in the Core Strategy 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.

The works would be minor in scale and would not impact on residential amenity.

CONCLUSION

The development is acceptable in principle and would not cause harm in relation to Conservation, or residential amenity. The proposed development complies with policies included within the Core Strategy (2016), Knowsley Replacement Unitary Development Plan (saved policies 2009) and National Planning Policy Framework (2019).

RECOMMENDATION:

That Planning Permission 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.

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

2) Plans

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:-

- a. Existing and Proposed Elevations – Rev A (Received 24/04/24).
- b. Location Plan - (Received 25/08/23).

Reason: For the avoidance of doubt.

3) Conservation

The bottom of the pilaster and the stall riser shall be plain and painted green to match the rest of the shopfront.

Reason: In order to avoid harm to heritage.

<u>Signed Case Officer¹:</u>	<u>Andrew Hunt</u>
<u>Signed Authorising Officer²:</u>	<u>K Foster</u>
<u>Date:</u>	<u>3 May 2024</u>

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

N/A

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

c:\users\balmerj\appdata\local\microsoft\windows\inetcache\content.outlook\2qsgxcqr\23-02539 - ful 10 eccleston street prescot.docx