

Our Ref: LG/KN0114-23

20 January 2024

Knowsley Metropolitan Borough Council: Planning Department
Municipal Buildings
Huyton
L36 9UX

via Planning Portal

Dear Sir/Madam,

Application for Listed Building Consent
Former Stable Block at The Clock Face, 54 Derby Street, Prescott
Planning Portal Reference: PP-13585634

We are instructed by our client Daniel Thwaites PLC to submit the enclosed application for listed building consent for external repairs to and re-roofing of the former stable block building located at the Clock Face public House, 54 Derby Street, Prescott.

Specifically, the application proposes:

“Minor external repairs to the northwest elevation including repointing, localised brickwork replacement, crack stitches and re-roofing.”

The application has been submitted via the Planning Portal. In addition to the forms and ownership Certificate A, the application comprises the following:

Drawings

- Site Location Plan 1519-500
- Block Plan 1519-503

Documents

- Heritage, Design and Access Statement
- Preliminary Ecological Appraisal
- Dusk Survey results



- Thwaites Letter
- Costed Schedule of Works
- Schedule of Repair Photographs

This letter also forms part of the applications and should be read in support of it.

We understand there is no fee to submit this application for listed building consent.

Background

The repairs are limited to the exterior of the former stable block building and are necessary following the demolition of a dilapidated lean-to structure from the northwest elevation. The lean-to was determined to not form part of the listed building and prior approval on the methodology for demolition was granted by Knowsley Borough Council on 19th March 2024 (24/00081/DEMCON). Demolition was undertaken during September 2024.

Stage 3 of the approved methodology for demolition included for a review of the condition of the rear wall of the Grade II listed stable range to be undertaken to identify any necessary repairs to make good the fabric and ensure the stable range is weathertight. This review was undertaken with officers of Knowsley Council Friday 27th September when the scope of the repairs and the requirement for a listed building consent was determined.

Site and Surrounds

The application relates to the former stable block building which is located to the north of the Clock Face. The former stable block is individually listed at Grade II (NHLE: 1283501) and forms part of the setting of the Clock Face, also Grade II listed (NHLE: 1075502).

The stable block building is also located within the boundary of Prescott Conservation Area with Derby Street forming the western extent of the area.

The former stable block building extends to two storeys in height and has red brick walls and slate roof tiles. The south elevation forms the principal frontage facing onto and enclosing a small, rear courtyard area access from the rear of the Clock Face and through metal gates hung on red stone piers to the west. A single storey range adjoins to the west. To the north elevation is continuous with a red brick boundary wall which encloses the courtyard and the wider carparking area from an area of land owned by Thwaites to the north. Beyond this is a new residential development which is currently under construction.

Planning History

Planning history relevant to the current proposal is set out below:



24/00081/DEMCON – Application for Prior Approval for Demolition of lean-to building to the north of the former stable block. Method of proposed demolition and restoration of the site does require the Council's prior approval and is granted. 19 March 2024.

Proposal

The proposed works can be summarised as follows:

- Rebuilding of localised areas of brickwork surrounding 2no diagonal cracks exposed to the northwest elevation.
- Localised repointing.
- Localised brickwork replacement (where joists have been removed and where the lean-to was previously tied in).
- Removal of remaining ceiling / floor timbers associated with the lean-to including removal of the metal hangers / brackets holding the timber. Fixings from brackets / hangers to be pointed and / or bricks replaced if fixed into bricks.
- Removal of remaining isolated sections of lead flashing and slates from the lean-to roof.
- Removal of remaining vegetation from the roof and external walls of the stable block.
- Full strip of the existing roof covering (include reuse of existing slates).
- Re-bedding of stone (gutter) blocks to rear elevation of the stable block and isolated stone mortar repairs to decayed sections only. Proposals for lead lining of gutters should be included
- Reinstatement of RWG – This is to comprise cast iron guttering to match the existing guttering present to the courtyard elevation (as existing) with new cast iron downpipes installed (position and detail to be agreed with LPA).

Planning Policy

Local Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that “*if regard is to be had to the development plan for the purposes of any determination to be made under the planning Act, the determination must be made in accordance with the plan, unless material considerations indicate otherwise*”.



Any issue that relates to the use of land is capable of being a material consideration, this includes government statements of planning policy.

The development plan applicable to the site is the Knowsley Local Plan which consists of the following documents:

- Knowsley Local Plan Core Strategy (2016)
- Saved policies of the Knowsley Replacement Unitary Development Plan (2006)
- Merseyside and Halton Joint Waste Local Plan (2013)

Planning policies relevant to these applications are contained within the Knowsley Local Plan Core Strategy and are considered in turn below.

CS2: Development Principles - This policy sets out a series of principles to which new development in the borough will be expected to support. Relevant to these applications is Principle 4: Recognise environmental limits, protect, and enhance environmental assets, enhance local character, and promote quality of place. This will be achieved by, amongst others:

- a) understanding and respecting the character and distinctiveness of places and landscapes;
- b) protecting and enhancing the historic environment;
- c) promoting good quality design and ensuring that development respects its setting taking into account relevant design requirements and best practice.

CS19: Design Quality and Accessibility in New Development – Policy CS19 aims to enhance local distinctiveness, identify and accessibility. In respect to design quality, parts 1a) and 1b) are relevant. Part 1a) requires new development to respond to and integrate positive characteristics of the surrounding area including local materials, scale, mass, form, alignment, and density. Part 1b) requires new development to complement and enhance (where possible) existing features of local importance and historic interest.

Policy CS20: Managing the Borough's Historic Environment - This sets out the Council's approach to managing change affecting the historic environment. In respect to the proposals, part 1a) of the policy is relevant. This requires development proposals to preserve or enhance listed buildings and conservation areas requiring the preservation of local distinctiveness and the character of historic assets through sensitive design and integration.

National Planning Policy Framework (2024)

The aim of the document is to ensure that there is a presumption in favour of sustainable development and that positive solutions are found to ensure economic development is brought forward. Paragraph 11 requires that decision takers “to approve development proposals that accord with an up-to-date development plan without delay”. The National Planning Policy Framework (NPPF) sets out the Government's economic, environmental, and social planning policies for England. These policies articulate the Government's vision of sustainable development, which should be interpreted and applied to meet local aspirations.



Section 16 address the need for development to conserve and enhance the historic environment. Paragraph 207 requires that LPAs require an applicant to describe the significance of any heritage asset affected by a development proposal, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance. Paragraph 210 states that in determining applications, LPAs should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

In considering potential impacts, paragraph 212 states 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. Any harm to, or loss of, the significance of a designated heritage asset will require clear and convincing evidence. Paragraph 215 states that *"where a development proposal will lead to less than substantial harm to the significance of a designated heritage assets, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use"*.

Assessment

The effect of the works to significance of heritage assets forms the primary consideration. In this respect the application is supported by a Heritage, Design and Access Statement. This describes the significance of the former stable block and considers the impact of the proposed repairs upon its significance.

The repairs to the former stable block are necessary to ensure the building is weathertight and sound following the demolition of a dilapidated lean-to structure. The works are the minimum necessary to make good the northwest, rear elevation of the former stable block and ensure the elevation is suitably protected from the weather.

The renewal of the roof covering and re-bedding of the stone gutter blocks at eaves level is necessary to address the disturbance caused to the roof covering the stone blocks by extensive vegetation growth. The extent of the disturbance to fabric was not able to be appropriately determined until after demolition of the lean-to.

The repairs are considered to benefit the building and its significance helping to ensure its long-term conservation.

Conclusion

The proposed works have been assessed to have a beneficial impact on the significance of the former stable block helping to ensure its long-term conservation.

The proposals are considered to be in compliance with both local and national planning policy. We trust therefore that listed building consent can be granted as soon as practically possible.

The applicant wishes to continue to work closely with the Council on this proposal and as such, if you have any queries regarding the submission or require any additional information, please do not hesitate to get in touch.



Yours faithfully,

Lorna Goring PgDip ACIfA
Heritage Consultant

