

Regeneration and Economic Development Department

APPLICATION NO: 21/00567/FUL

APPLICANT: Barclays Bank Plc

WARD AFFECTED: Whitefield

DEVELOPMENT: REMOVAL OF EXISTING FASCIA/PROJECTING SIGNAGE TOGETHER WITH THE REMOVAL OF ATM AND MAKING GOOD OF ELEVATION WITH BRICK

LOCATION OF SITE: Barclays Bank Plc, St Chads Drive, Kirkby Town Centre, Knowsley, L32 8RA,

KNOWSLEY LOCAL PLAN ALLOCATION –

Action Areas - Action Areas

Proposed Tram Line - Proposed Merseytram Tramway - Line 1 Within 200m Buffer

Town and District Centres - Town And District Centres - Kirkby Town Centre

Water Restricted Surface Area - North Area - Kirkby

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

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

S9 - Shop Fronts and Security Shutters

TECHNICAL CONSULTATIONS:

None Required

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 6 neighbours. No representations have been received.

ARTICLE 35

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.

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for the removal of the existing fascia sign and boxing together with the projecting sign at the Barclays Bank building on St Chad's Drive in Kirkby town centre and to make good the brickwork and marble facade. It is also proposed to remove the ATM machine and make good with brick upon removal.

POLICY CONSIDERATIONS

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

The application complies with Policies CS2 and CS19 of the Core Strategy and saved Policy S9 of the UDP.

DESIGN, ACCESS AND CRIME PREVENTION

The signage and ATM are to be removed due to the Bank closing the branch building. It is considered that the removal of the signage and the making good of the facade where the signs and boxing currently is will not be detrimental to the appearance of the building or the visual amenity of the area. The making good with brick of the elevation once the ATM is removed will be acceptable with regard to visual amenity and an improvement to the ATM being removed and no additional works taking place. The application raises no crime or anti-social behaviour issues. As such it is considered that the application complies with Policies CS2 and CS19 of the Core Strategy and saved Policy S9 of the UDP.

HIGHWAYS

The application raises no highways issues.

RESIDENTIAL AMENITY

Residential amenity is not a consideration with the site being in the town centre and the nearest dwellings being on Webster Drive and Kelday Close, fronting the far side of County Road.

CONCLUSION

The proposed works are due to the closing of the bank branch. The proposed works following removal of the signage, boxing and ATM is acceptable and it is considered that the application complies with relevant planning policies. The application is therefore recommended for approval.

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.

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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
08/11/2021	P(000)001	A	Existing and Proposed Plans and Elevations with Location Plan.

Lee Osborne

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

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20 October 2021

Signed by

Mark Quinn

12/11/2021

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

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