

Regeneration and Economic Development Department

APPLICATION NO: 21/00937/FUL

APPLICANT: Anita Allen

WARD AFFECTED: Prescott North

DEVELOPMENT: INSTALLATION OF A NEW SHOP FRONT, THE PARTIAL REBUILDING OF A BOUNDARY WALL, INSTALLATION OF ROOF LIGHTS , NEW WINDOWS ON THE FRONT ELEVATION AND REPLACEMENT COPING STONES TO FRONT AND REAR ELEVATION.

LOCATION OF SITE: 7 Market Place, Prescott, Knowsley, L34 5SB,

KNOWSLEY LOCAL PLAN ALLOCATION –

Town and District Centres - Town And District Centres - Prescott Town Centre

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS14 - Principal Regeneration Area - Prescott TC

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)

S9 - Shop Fronts and Security Shutters

DQ5 - Development in Conservation Areas

National Planning Policy Framework

TECHNICAL CONSULTATIONS:

Prescot Town Council - No Comments Received

Conservation & Design Officer – No objections in principle

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 13 neighbours. It has also been advertised by Site Notice and a Press Notice. No representations have been received.

ARTICLE 35

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:

PROPOSAL

The application relates to an end 3 storey terrace property on Market Place, Prescott located within Prescott Town Centre and Prescott Town Centre Conservation Area. The ground floor is currently in retail use and the first and second floors in residential use.

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

This application proposes to install a new shop front, partially re- build a side boundary wall, the installation of two roof lights to the rear elevation and the installation of new sliding sash windows to the 1st and 2nd floor of the front elevation.

POLICY CONSIDERATIONS

The proposals would result in an improvement to the appearance of the Conservation Area and would be in compliance with the Local Plan policies listed above.

HERITAGE/DESIGN CONSIDERATIONS

Market Place is a very characterful one-sided terraced street set on a fairly steep incline overlooking the newly refurbished Market Place and with views towards Grade I St Mary's Church. 7 Market Place may have earlier elements, but appears to be a Victorian-era building and is identified as a building which contributes to the character and appearance of the conservation area in the Prescott Conservation Area Appraisal.

The submitted DAS explores the heritage significance of the building well, and acknowledges its position in the conservation area, it also usefully identifies the very poor state of conservation of the building; many elements of the structure have physical defects and there are very many unsympathetic alterations including also the use of materials which are incompatible with the traditional construction.

The existing shopfront would be removed and replaced with a painted hardwood shop front , fascia and entrance door. A stallriser would be formed from Staffordshire blue bricks with a dark colour mortar. The shop front would include many traditional elements such as cornice, box shop traditional Victorian awning, corbel to columns, brass rail across the windows and natural stone steps to entrance. An internal perforated roller shutter is also proposed.

The rear section of the side boundary wall would be taken down and rebuilt , rendered in lime render with a paint finish to match the remainder of the side elevation.

The two existing rooflights to the rear elevation would be removed and replaced with new conservation roof lights flush with the slope of the roof.

The existing UPVC windows to the first and 2nd floors of the front elevation would be replaced with single glazed sliding sash windows. Secondary glazing would be installed internally if required.

Other works proposed include to remove the existing coping stones to the front and rear elevations and to install new natural sandstone once weathered copings. The sandstone would match the existing cills/headers in colour and texture.

Further details are required in relation to the colour finish of all joinery and metal work , colour finish to the side/rear walls, awning and housings, internal roller shutter and the rooflights. These can all be secured by planning conditions.

The proposals are strongly welcomed as together the works are for the proper repair of the physical fabric of the building and also seek to restore – and therefore enhance - its architectural character as a Victorian building. As a result the works are regarded as enhancing the character and appearance of the conservation area, in line with s72 of the Planning (Listed Buildings and Conservation Areas) Act 1990; paragraph 206 of the NPPF and policies CS19 and CS 20 of the Local Plan and saved Policy DQ5.

The proposals also should be regarded as enhancing the townscape settings of the listed buildings noted above, particularly 9 Market Place which adjoins the building, in accordance with s66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

CONCLUSION AND REASON FOR DECISION

The proposals are considered to result in a considerable improvement to the appearance of the premises and would enhance the character and appearance of the conservation area. The proposal would be in compliance with the Local Plan policies listed above and guidance in the Shopfront and Signage Design Supplementary Planning Document.

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 the commencement of any works to the shop front or windows to the front elevation details of the colour finish of all joinery and metalwork shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details.

Reason: To preserve the character and appearance of the Prescott Town Centre Conservation Area and to comply with Saved Policy DQ5 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policies CS19 and CS20 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

- 4) Prior to the commencement of any works to the rear elevation or side boundary wall details of the colour finish for these elements of the proposal shall be submitted to and approved in writing by the Local Planning Authority. The side boundary wall and rear elevation shall be finished in accordance with the approved details.

Reason: To preserve the character and appearance of the Prescott Town Centre Conservation Area and to comply with Saved Policy DQ5 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policies CS19 and CS20 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

- 5) Prior to the installation of the awning hereby permitted full details of the awning and associated housing shall be submitted to and approved in writing by the Local Planning Authority. The awning and associated housing shall be installed in accordance with the approved details.

Reason: To preserve the character and appearance of the Prescott Town Centre Conservation Area and to comply with Saved Policy DQ5 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policies CS19 and CS20 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

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

- 6) Prior to the installation of the roller shutter hereby permitted full details of internal roller shutter shall be submitted to and approved in writing by the Local Planning Authority. The roller shutter shall be installed in accordance with the approved details.

Reason: To preserve the character and appearance of the Prescott Town Centre Conservation Area and to comply with Saved Policy DQ5 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policies CS19 and CS20 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

- 7) Any new brickwork proposed (with the exception of the Staffordshire Blue Stallriser) should match the cleaned existing brickwork.

Reason: To preserve the character and appearance of the Prescott Town Centre Conservation Area and to comply with Saved Policy DQ5 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policies CS19 and CS20 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

- 8) Notwithstanding the details submitted the roof lights hereby permitted shall not be installed until full details of the design and colour of the roof lights (which should be set flush with the roof slope) have been submitted to and approved in writing by the Local Planning Authority. The rooflights shall be installed in accordance with the approved details.

Reason: To preserve the character and appearance of the Prescott Town Centre Conservation Area and to comply with Saved Policy DQ5 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policies CS19 and CS20 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
09/12/2021	1602-002	-	LOCATION PLAN
03/02/2022	1602-003	B	PROPOSED ELEVATIONS
03/02/2022	1602-005	B	PROPOSED SHOP FRONT PLAN AND ELEVATION
09/12/2021	1602-006	-	WINDOW DETAILS
03/02/2022	1602-007	B	PROPOSED SHOP FRONT CILL DETAIL
03/02/2022	1602-008	B	SHOP FRONT HEAD DETAIL
09/12/2021	1602-009	A	GENERAL END COLUMN DETAIL

Document Reference PS/DC/OP04/05	Document Issue Number 003	Document Issue Date 23/9/02
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09/12/2021	1602-010	A	GENERAL CENTRAL COLUMN DETAIL
03/02/2022	1602	-	REVISED HERITAGE STATEMENT
03/02/2022	1602-011	-	METAL GATE DETAIL

Informatives

None required

Mark Quinn

9 February 2022

Alan Kilroe
10 February 2022

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PS/DC/OP04/05	003	23/9/02