

Our Ref: LG/KN114/23

13 December 2023

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

Via Planning Portal

Dear Sir/Madam,

**Application for Listed Building Consent
The Clock Face, 54 Derby Street, Prescott
Planning Portal Reference PP-12558605**

We are instructed by our client Daniel Thwaites PLC to submit the enclosed application for listed building consent for works to the ground floor window at the Clock Face on Derby Road, Prescott.

Specifically, the application proposes the following:

“Alterations to window on southeast elevation”

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 100 A
- Existing Site Plan 101 C
- Proposed Site Plan 103 C
- Existing Pub Elevations 105 C
- Proposed Pub Elevations 107 C
- Kitchen Window Details 109 B



Documents

- Design and Access Statement
- Heritage Statement

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

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

Background

The Clock Face is a Grade II listed building located within the boundary of Prescott Conservation Area.

Two air intake vents and two air extract vents have been installed to the ground floor window on the southeast elevation without consent. The applications therefore seek to obtain the necessary consents to retain vents in place alongside consent for minor alterations to include replacing an existing steel cover with a glass pane to match the existing glass, minor repair of the sash window and painting of the existing air intake and extract vents inserted within the window. The vents have been installed following completion of a recently consented scheme of works for partial change use of the first floor to hotel use including internal alterations to the first and ground floor levels (Application references 18/00730/FUL and 18/00731/LBC) and are necessary to ensure the operation of the kitchen is compliant with the necessary regulations.

Site and Surrounds

The application relate to the Clock Face at 54 Derby Street, Prescott within the jurisdiction of Knowsley Metropolitan Borough Council. The Clock Face, along with the adjoining 52 Derby Street is a Grade II listed building (NHLE: NHLE: 1075502)).

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

The Clock Face is located to north side of Derby Street and lies to the west of the centre of Prescott. To the north is the former Whitakers Nursery which is currently under redevelopment for housing.

The building forms part of a larger terraced row; the southeast elevation of the building directly abuts the rear edge of the public footway and is contiguous with adjoining number 52 Derby Street which is collectively listed with the Clock Face (54 Derby Street). Matching, paired entrances set under round brick arch heads with rounded fanlights with decorative astragal bars, fluted frieze and wide doorcases, that to the Clock Face retaining Doric pilasters distinguish the two properties. Each entrance retains fielded and raised six-panel timber entrance doors. Adjoining number 52 to the north are four terraced cottages, also collectively listed Grade II (NHLE: 1283501). These cottages whilst of a contemporary early 19th century date are more diminutive in scale and simpler in detail.



The principal frontage of the Clock Face is orientated southwest overlooking the car parking area serving the public house and hotel rooms to the first floor.

Planning History

Planning history relevant to the current proposals is detailed below:

- Application Ref: 18/00730/FUL Change of use of part of first floor from dwellinghouse to form 3 bed hotel together with erection of 2.3m cast iron gates to courtyard and construction of ramp to front of building. Granted.
- Application Ref: 18/00731/LBC Partial change of use of part of first floor from dwellinghouse to form 3 bed hotel together with erection of 2.3m cast iron gates to courtyard and construction of ramp to front of building and re-surfacing of car park. Granted.
- Application Ref 74/04851/HIST Change of use from residential to office. Decided.
- Application Ref 74/04888/HIST Change of use of West End House for residential Hotel and Licensed Restaurant. Decided.

Proposal

The proposed works are limited to the right side, ground floor window opening on the southeast (Derby Street) elevation and comprise the following:

- Replacement of 2 x glass panes to the right-hand side of the bottom sash and retention of 2 x steel intake vents installed in place.
- Installation and retention of 2 x air extract vents to the top left pane and top centre panes of the top sash.
- Painting the steel intake and extract vents in grey (RAL 7000).
- Removal of existing flush fitting steel cover to the top right pane of the top sash window and replacement with safety glass panes to match existing.
- Localised repair of the timber windowsills, bottom rails and glazing bars where required.

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.



Local 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)

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 (2023)

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 194 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 197 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 199 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 202 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 development on the significance of heritage asset is the primary consideration with regards this application. In this respect the application is supported by a Heritage Statement. This describes the significance of the heritage assets affected by the proposed development, including any contribution made by their setting. It goes on to consider the impact of each element of the proposed works on the significance of the assets affected.

The significance of the Clock Face derives principally from its historical and architectural interests. The setting of the Clock Face as part of a terrace of Grade II listed building and being within the boundary of Prescot Conservation Area are considered to positively contributes towards its overall significance.

The building holds historical interest in its fabric which is illustrative of the architectural fashions and styles being employed within the late Georgian period and into the Regency Period when the building was purportedly re-faced in around c.1830. This phase of alteration resulted in the formal composition extant today and offers some evidence as to the early status of the building; this elevation having a greater aesthetic interest and presence than the simple, classical detailing employed to the Derby Street frontage and the contemporary, adjoining number 52 Derby Street

The architectural interest of the building is derived principally from its external appearance. The materials, scale, detailing, and arrangement provide the building with its historic and architectural character. The Derby Street elevation presents a simple composition with the window proportions and style, the brickwork bond pattern and the simple, classical detailing to the secondary entrance are indicate of its late Georgian origin. The southwest frontage is of particular architectural interest showing a more formal and grander aesthetic intention which clearly defines status of the elevation as the primary entrance frontage as well the status of the building more generally.



The Clock Face is located at the western extent of the conservation area within the Derby Street and West Street character area. This part of the conservation area is characterised by linear road layout where terraced properties line the street and where the west-facing slope allows for views along Derby and West Street. The conservation area provides the property with its wider setting and anchors the property within a broader historic context.

Impact on Heritage Assets

The works will not affect an original window with photography evidencing the opening subject to this application was created in the latter part of the 20th century. As such the alterations will not result in the loss of historic fabric or affect a historic feature. However, the works will minimally alter a prominent elevation of the building and whilst not original, the opening has been detailed to replicate original window openings present on the elevation.

Opportunities to insert the kitchen intake and extract equipment in an alternative location are not available. The equipment is necessary to ensure the commercial kitchen area is compliant with the necessary standards so that it can continue to function and support the food offer of the business. As such, the very limited harm which arises should be weighed against maintaining the building within its optimum, current use which supports its long-term conservation.

In order to minimise adverse visual effects to the elevation, the existing intake and extract vents are to receive a grey colour finished. This is intended to assist in the assimilating the insertions. To balance against the limited, adverse visual impact of the works, the redundant steel cover is being replaced with a glass pane and the window is to be repaired where required. This element of the works will offer some small benefit to the building which should also be considered.

Conclusion

The above assessment and accompanying Heritage Statement demonstrates that the proposals are acceptable from a heritage perspective as it has been demonstrated that it will not cause harm to the significance Prescott Conservation Area and very minor harm to the Clock Face. In accordance with national and local planning policy requirement, the very minor harm which is clearly less than substantial in effect can be weighed against the minor benefits offered by the scheme which include minor repair and also the overall benefit of the works in ensuring the building remains in its current optimum use by having a compliant operating kitchen. Accordingly, we trust that listed building consent can be granted for the alterations.

The applicant wishes 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,

