

Planning Statement

Conversion of 5-11 Eccleston Street, Prescott to mixed-use including ground floor restaurant and serviced apartments to the upper floors (Class E and C1, respectively).

5-11 Eccleston Street, Prescott, L34 5RU

On behalf of Onyx Residential Real Estate Limited

Date: April 2025 | Pegasus Ref: P24-0714_R002v1_PL_LIV_NL_DM

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1. Introduction

- 1.1. This Planning Statement has been prepared by Pegasus Group on behalf of Onyx Residential Real Estate Limited in support of the change of use of 5–11 Eccleston Street, Prescott, to a ground floor restaurant and apart hotel to the upper floors (Use Class E and C1, respectively). The proposed development is to be facilitated by the demolition of rear outriggers and the erection of a single storey conservatory to the rear to aid the ground floor restaurant.
- 1.2. This application follows on from positive pre-application engagement with Knowsley Borough Council (Ref. 24/OO018/PREAPP) and takes into consideration points discussed within the pre-application response (Appendix 1).
- 1.3. This submission includes the following documents:
 - Application Forms
 - Planning Statement prepared by Pegasus Group.
 - Heritage Statement prepared by Pegasus Group.
 - Drawing Pack (Location/ Existing/ Proposed) prepared by Studio 256 Design Ltd.
 - Design and Access Statement prepared by Studio 256 Design Ltd.

Planning History –

- 1.4. The site has undergone a number of applications in its recent history according to Knowsley Borough Council's planning portal.
- 1.5. The planning history for 5–7 Eccleston Street is as follows:
 - 23/O2769/KMBC1 – Repair and refurbishment of the building including new windows and new shop front – Granted 2nd January 2024.
 - 15/OO505/FUL – Change of use of first and second floor from retail (Use Class A1) to form 2no. apartments (Use Class C3), and installation of windows to the front elevation together with revisions to existing shop fronts and external doors (A1 retail space to be retained on ground floor) – Granted 10th March 2016.
 - 11/OO084/COU – Change of use from former furniture shop (Use Class A1) to café (Use Class A3) together with alterations to shop front and extraction vent to rear – Granted 20th July 2011.
- 1.6. The planning history for 9–11 Eccleston Street is as follows:
 - 00/OO433/ADV– Display of 2no. non-illuminated fascia signs and 1 no. non-illuminated projecting sign to front elevation. Together with 1 no. non-illuminated sign to side elevation – Granted 31st October 2000.

- 98/00582/CAC – Demolition of outrigger to rear of premises – Granted 11th February 1999.
- 98/00561/APP – Erection of external galvanised steel staircase, alterations to existing window opening to for new door opening and replacement of windows to first and second floors to rear elevations of premises – Granted 18th February 1999.
- 97/00642/APP – Installation of new shop front and roller shutter together with replacement first and second floor windows to front elevation – Granted 4th March 1998.
- 97/00641/ADV – Display of 1 no. non-illuminated fascia sign and 1 no. non-illuminated gable sign – Granted 4th March 1998.
- 74/10420/HIST – Display of 1 no. illuminated fascia sign – Granted 1st October 1987.
- 74/10414/HIST – Installation of new shop front and alterations to existing pedestrian access to highways – Granted 1st October 1987.
- 74/06652/HIST – Alts to shop and land at rear – Granted 21st January 1982.
- 74/06760/HIST – Rear unloading bay to bakery shop – Granted 18th November 1982.
- 74/06673/HIST – Illuminated shop sign confectioners – Granted 30th December 1981.

2. The Site and Surroundings

- 2.1. The site is located within Prescott Town Centre and is allocated for retail and community use within the Knowsley Local Plan Core Strategy, as can be seen within Figure 1.

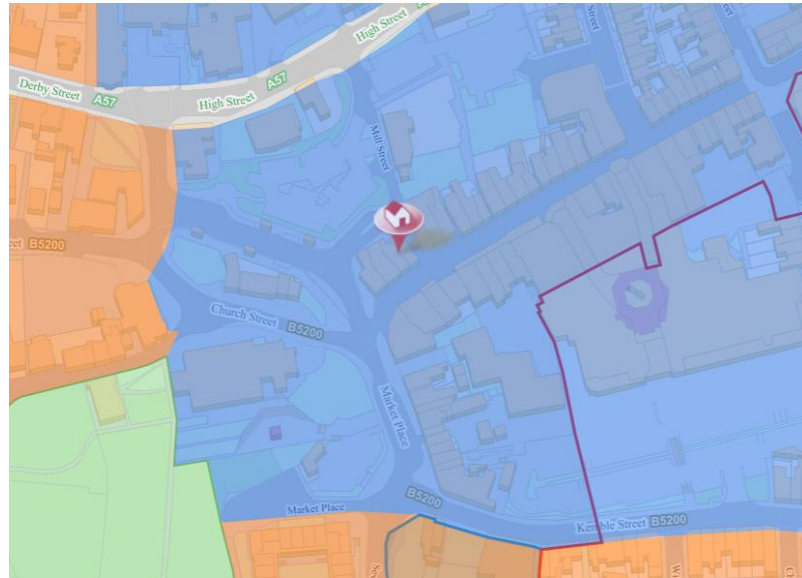


Figure 1 – Knowsley Local Plan site allocations map.

- 2.2. The site is also located within Prescott Town Centre Conservation Area and is located near to a number of Grade I and Grade II Listed Buildings, as shown in Figure 2.

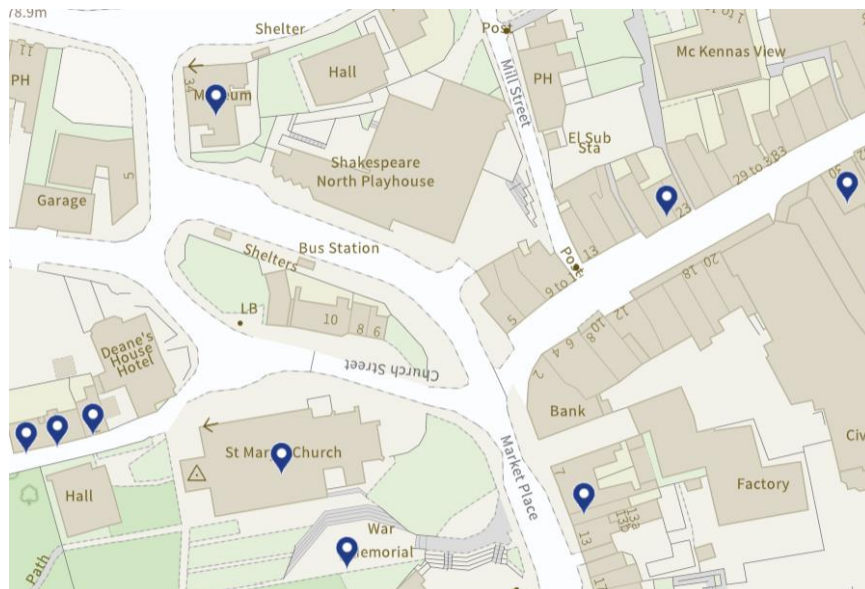


Figure 2 – Listed Buildings Map.

- 2.3. The site is located within Flood Zone 1, and it is therefore not required to provide a Flood Risk Assessment as part of this application. There is no risk of surface water flooding.

3. The Proposed Development

- 3.1. The proposed development is for the change of use of the building to a ground floor restaurant/ bar and apart hotel to the first and second floor. The proposed development is to be facilitated by the demolition of the existing outrigger and the erection of a single storey rear extension.
- 3.2. The proposed development looks to refurbish the current commercial unit to the ground floor to provide a total of 72 covers within the proposed restaurant and bar. As shown within Figure 3, the proposed development looks to provide a private dining space and small seating area within the existing building, with a large portion of the proposed seating area to be located within the proposed rear extension.

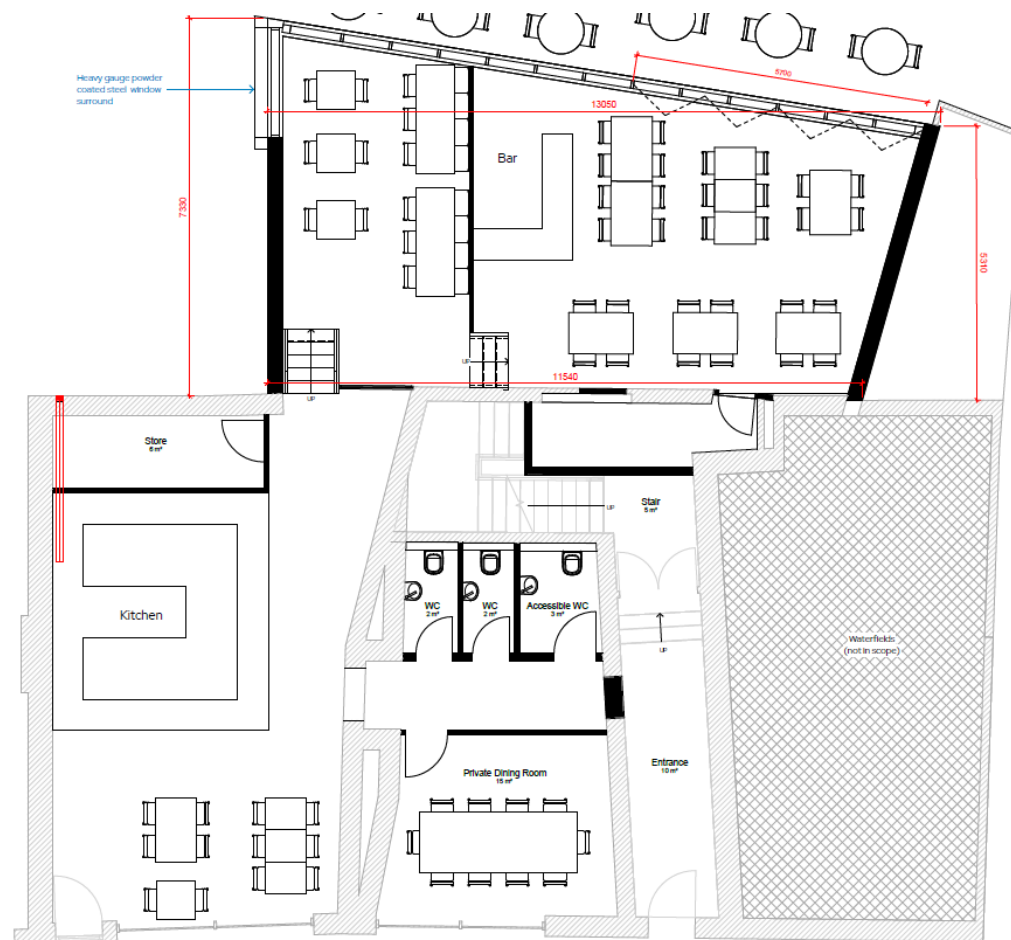


Figure 3 – Proposed ground floor plans.

- 3.3. Figure 4 shows the proposed exterior visual, showing the proposed rear extension where a large portion of the seating space for the proposed restaurant and bar will be situated. The proposed extension to the rear has been designed to allow visitors to view the church from within the restaurant, and animate the street, as shown within Figure 4.

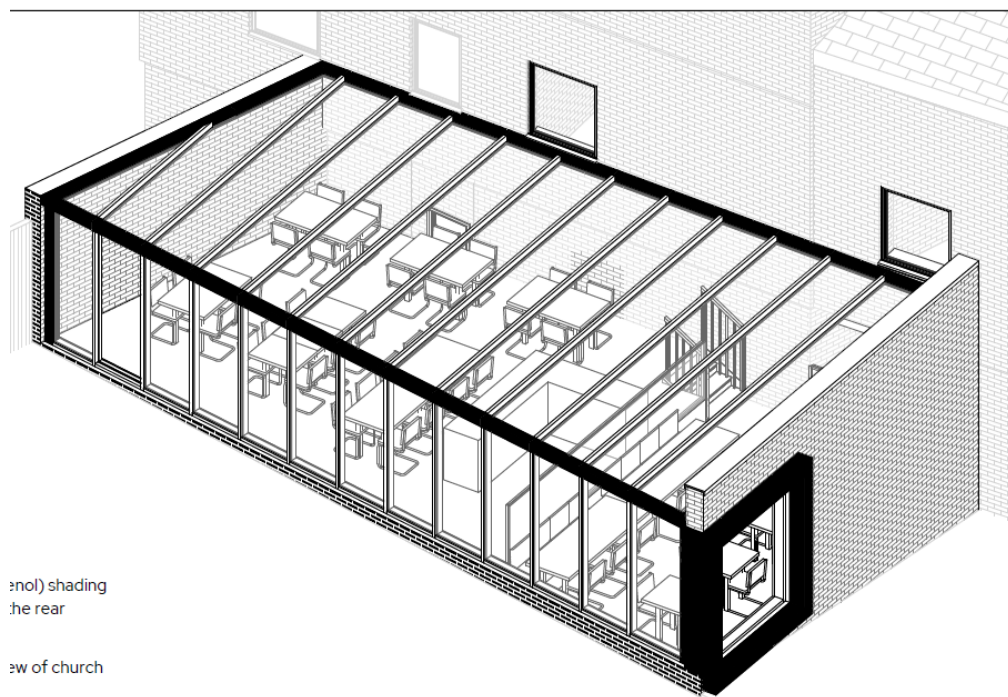


Figure 4 – Proposed rear elevation.

- 3.4. To the first floor, the proposed development looks to accommodate one, 2-bed aparthotel unit, and two 1-bed aparthotel unit. Each of the units will have a kitchen/living area, bathroom, and double bedroom, as shown in Figure 5.

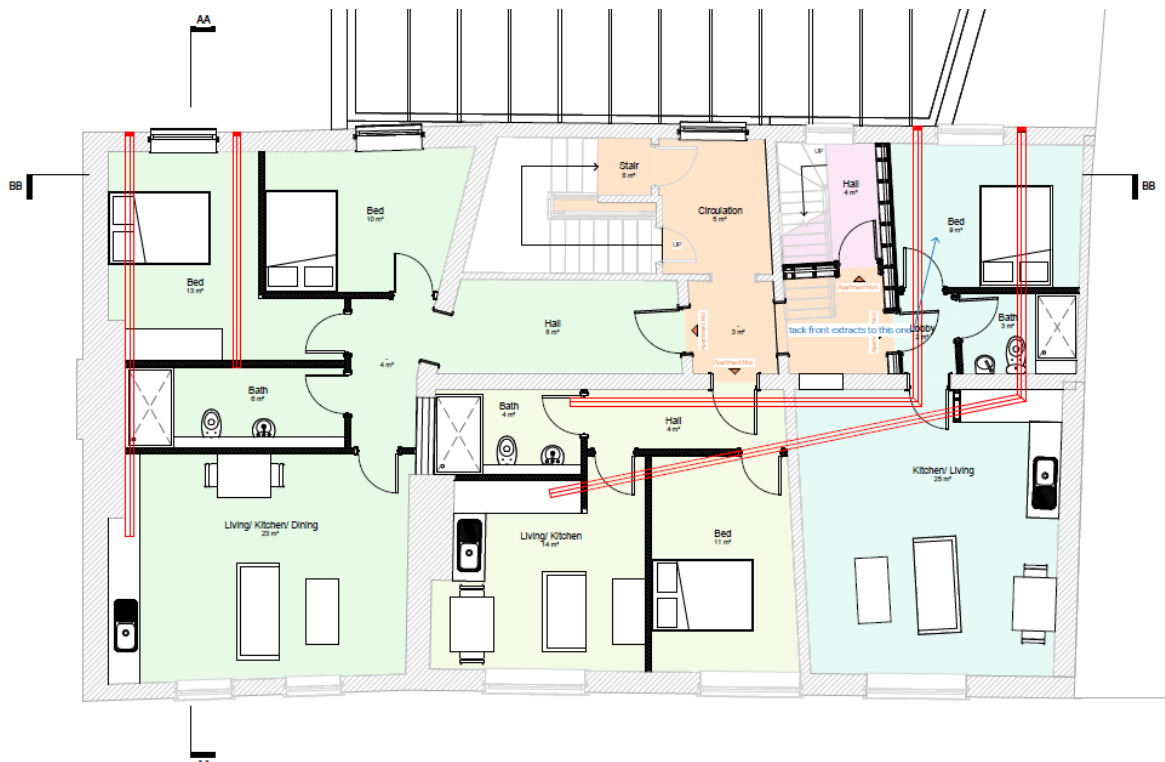


Figure 5 – Proposed first floor, floor plan.

- 3.5. To the second floor it is proposed there will be a two-bedroom aparthotel unit, and a one-bedroom aparthotel unit; both of which having a living/kitchen area, bathroom, and double bedrooms, as shown in figure 6.

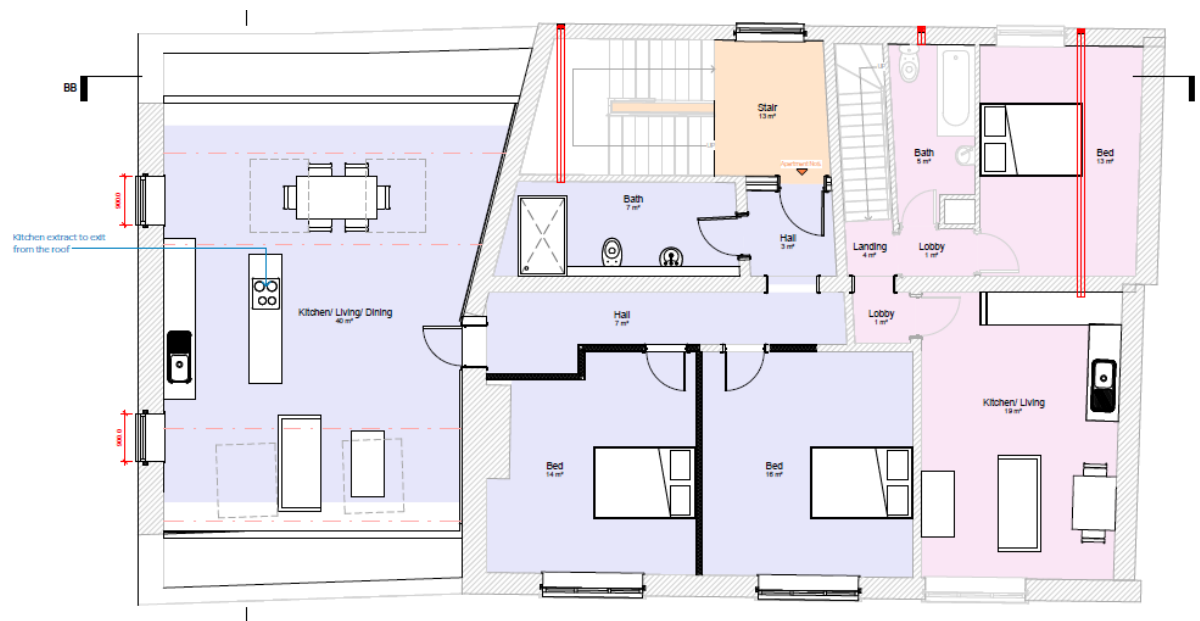


Figure 6 – Proposed second floor, floor plan.

- 3.6. To the front elevation, the proposed development does not seek to change any of the previously approved plans submitted as part of the recently approved application for the

"repair and refurbishment of the building, including windows and shop front" (ref. 23/O2760/KMBC1); therefore, the new shop front approved as part of the previous application will apply to this application. The proposed development seeks to reinstate two timber framed windows which match the size, location and style of the original windows to the second floor and install two new rooflights to the second floor; as shown in figure 7.

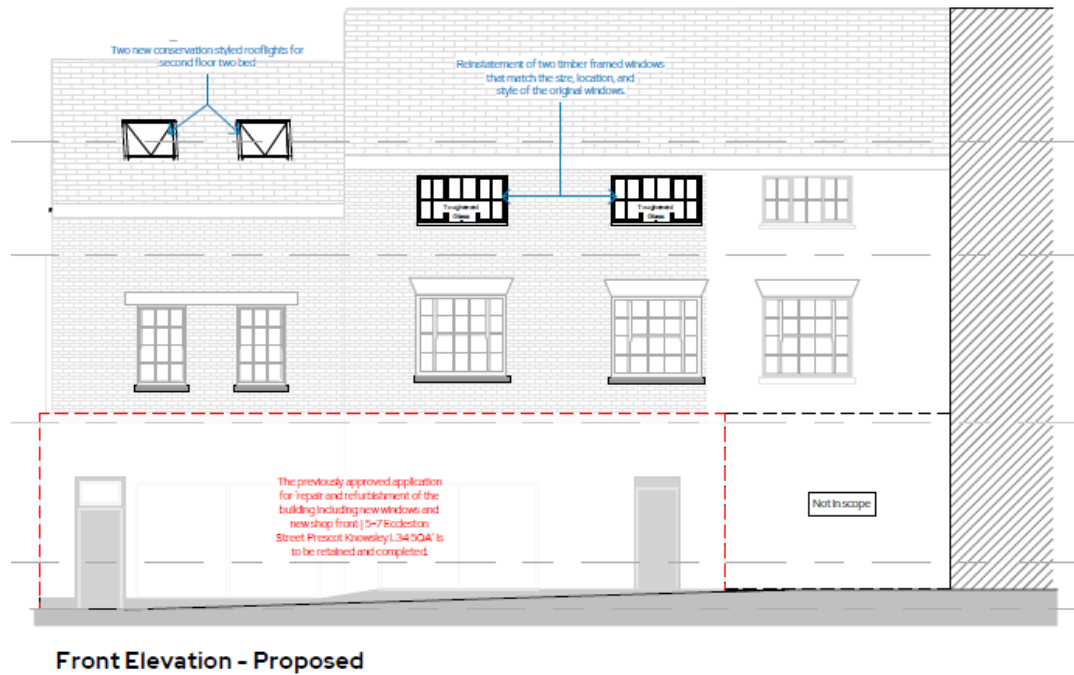


Figure 7 – Proposed front elevation.

- 3.7. As well as the proposed rear extension shown within Figure 4, the proposed development looks to install two new rooflights, and four new windows across the first and second floor of the property, as shown in figure 8.

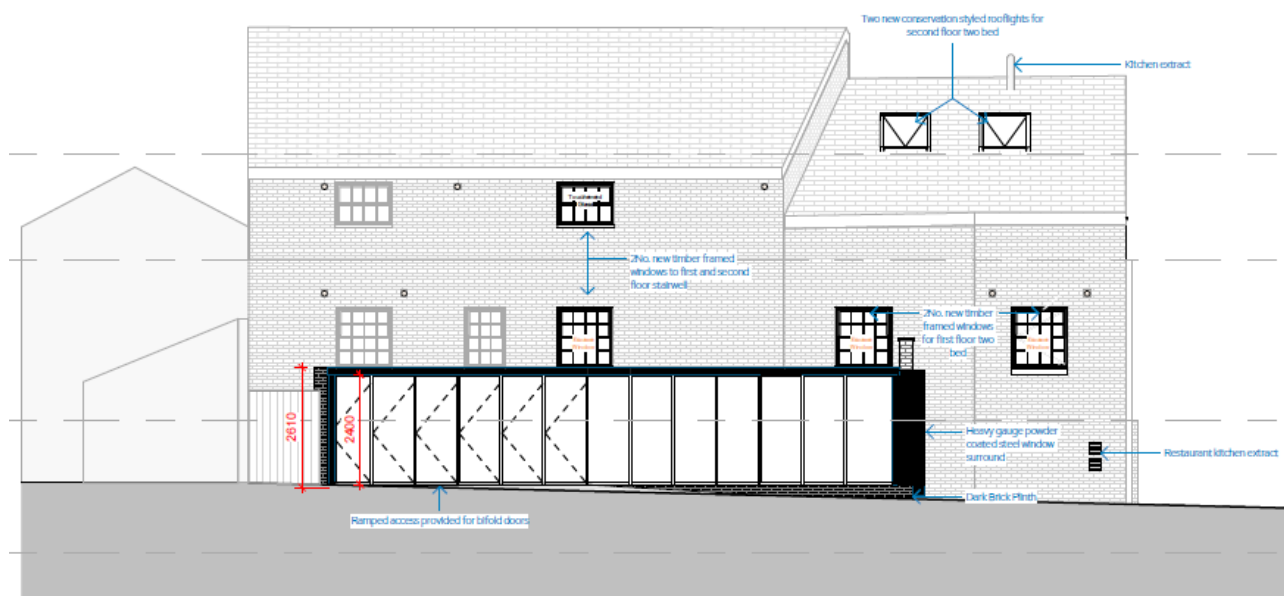


Figure 8 – Proposed rear elevation.

- 3.8. To the left side elevation, the proposed development looks to install a single window for improved outlook and daylight for the second floor, two-bedroom aparthotel unit, as shown in figure 9.

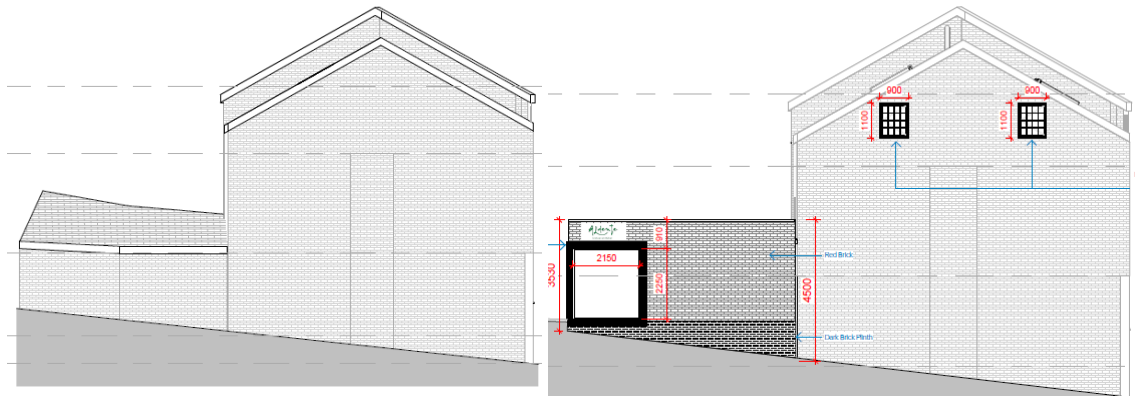


Figure 9 – Existing (left) and proposed (right) left side elevation.

4. Planning Policy

4.1. The relevant planning policy to be considered consists of the National Planning Policy Framework (NPPF) 2024 and the Knowsley Local Plan Core Strategy, adopted in January 2016.

4.2. The relevant policies and guidance are highlighted below.

National Planning Policy Framework (NPPF) 2024 –

4.3. The National Planning Policy Framework provides guidance for national planning and development throughout England and is the basis on which all applications should be considered against.

4.4. Paragraph 8 – Achieving sustainable development means that the planning system has three overarching objectives (Economic, Social and Environmental), which are interdependent and need to be pursued in mutually supportive ways so that opportunities can be taken to secure net gains across each of the different objectives.

4.5. Paragraph 11 – Plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means:

Approving development proposals that accord with an up-to-date development plan without delay.

4.6. Paragraph 47 – Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.

4.7. Paragraph 90 – Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. Planning policies should recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites.

4.8. Paragraph 131 – The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

4.9. Paragraph 135 – Planning policies and decisions should ensure that development:

a) Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.

b) Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

c) Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation of change.

d) Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinct places to live, work and visit.

e) Optimise the potential for the site to accommodate and sustain an appropriate amount and mix of development (including green and other public spaces) and support local facilities and transport networks.

f) Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Knowsley Local Plan Core Strategy (January 2016)

4.10. The adopted Development Plan for Prescot comprises of the Knowsley Local Plan Core Strategy (Adopted in January 2016), and several Supplementary Planning Guidance Documents.

4.11. The relevant policies from the Knowsley Local Plan Core Strategy are listed below:

- Policy SD1 – Sustainable Development
- Policy CS1 – Spatial Strategy for Knowsley
- Policy CS1 – Development Principles
- Policy CS4 – Economic and Employment
- Policy CS6 – Town Centres and Retail Strategy
- Policy CS14 – Principle Regeneration Area – Prescot Town Centre
- Policy CS19 – Design Quality and Accessibility in New Development
- Policy CS20 – Managing the Borough’s Historic Environment

5. Planning Assessment

- 5.1. Section 38(6) of the Planning and Compulsory Purchase Act confirms planning applications must be determined in accordance with the adopted Development Plan for the area unless material considerations indicate otherwise.
- 5.2. In this instance the adopted Development Plan is the Knowsley Local Plan Core Strategy (January 2016).
- 5.3. This section assesses the main considerations associated with the proposed development against national and local planning policy, and material considerations.
- 5.4. For completeness, the following points will be addressed within this section:
- Principle of Development
 - Sustainable Development
 - Heritage
 - Food and Drink Use
 - Hotel Provision

Principle of Development –

- 5.5. The proposed development site is located within Prescott Town Centre which has been identified as a Principle Regeneration Area, where Policy CS14 of the Knowsley Local Plan sets out *“the future viability and vitality of Prescott Town Centre will be supported by encouraging a wider mix of town centre uses, services and facilities in areas around Eccleston Street, including key services, residential, employment uses, cultural and leisure facilities to create a distinctive identity and a complementary evening economy.”* Therefore, the proposed development can be seen to be supported by Policy CS14 of the Knowsley Local Plan as it proposes employment and leisure use along Eccleston Street which will complement the evening economy within Prescott Town Centre.
- 5.6. Supporting paragraph 6.54 of Policy CS14 of the Knowsley Local Plan states that at present a large number of buildings within Prescott Town Centre are in a poor state of repair and suffer from high level of vacancy. Therefore, the proposed development will bring back to life a partly vacant building and therefore accord with Policy CS14 of the Knowsley Local Plan.
- 5.7. The proposed development looks to reuse existing building which are partly vacant, therefore the proposed development will be supported by Policy CS1 of the Knowsley Local Plan which sets out that the spatial development of Knowsley to 2028 will be achieved by an efficient and sustainable use of land and infrastructure, encouraging where possible reuse of previously developed land. Policy CS1 of the Knowsley Local Plan also sets out that maintaining and enhancing the boroughs town centres is a priority for the development of Knowsley to 2028.
- 5.8. Prescott Town Centre has been identified as a key location within Policy CS6 of the Local Plan for enhancing the mix of leisure, health, residential, education, cultural, employment, services

uses, and complementary evening and night time uses within Knowsley. The proposed development can therefore be seen to be in accordance with Policy CS6 of the Knowsley Local Plan.

- 5.9. The LPA set out within their pre-application response *“as the proposed development seeks to deliver a mixed-use ‘main town centre’ development including ground floor restaurant and serviced apartments (apart hotel) to the upper floors (classes E and C1), in principle the development is considered to be acceptable”* (Appendix 1). Following on from the pre-application discussions, only minor alterations have been proposed, including the alteration of the windows to the gable elevation (Figure 9) to include two new windows to improve outlook and daylight for proposed apartment no.5. Therefore, it is believed the same view should be taken by the LPA when determining this application, and the principle of development should be accepted.

Sustainable Development –

- 5.10. Paragraph 8 of the National Planning Policy Framework sets out that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent, and need to be pursued in mutually supportive ways. The objectives are economic, social, and environmental. At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development (Paragraph 11).
- 5.11. Policy SD1 of the Knowsley Local Plan sets out that when considering proposals, a positive approach will be taken which reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.
- 5.12. In line with sustainable development principles outlined in the National Planning Policy Framework, the proposed development will bring economic, social, and environmental benefits.

Economic –

- 5.13. The proposed change of use to a restaurant and bar to the ground floor, and 5 aparthotel accommodation units to the first and second floor will provide several economic benefits. During the works required to facilitate the change of use there will be a boost in the economy through jobs created on the site, as well as the purchasing of materials and services, supporting local businesses and indirectly supporting further jobs.
- 5.14. The change of use of the site to include a restaurant and bar to the ground floor will allow for new jobs to be created, therefore continuing to boost the economy into the future after the change of use has been carried out.
- 5.15. The change of use of the first and second floor to aparthotel accommodation units will also further boost the local economy through providing regular payments from visitors, as well as visitors using local amenities and facilities within Prescot Town Centre.

Social –

- 5.16. A number of social benefits will be provided following the change of use of the building to a mixed-use restaurant and bar, and aparthotel units, which will therefore support a strong and vibrant local area in line with the social objective of sustainable development.

- 5.17. The restaurant and bar to the ground floor of the property will allow for visitors in the accommodation units to the upper floors to use the facilities, as well as providing a social space for individuals to visit within Prescott Town Centre.
- 5.18. In accordance with Policy CS14 of the Knowsley Local Plan the proposed development will encourage a wider mix of town centre uses along Eccleston Street and provide tourism facilities in accordance with Policy CS4 of the Knowsley Local Plan.

Environmental –

- 5.19. In accordance with Paragraph 8 of the National Planning Policy Framework, the site is located within a sustainable location which benefits from nearby public transport routes for residents, employees, and visitors, as demonstrated within Table 1.

Table 1 – Services in close proximity to the site.

Services/ Amenity	Walk (mins)	Drive (mins)	Cycle (mins)
Church Street Bus Stop	3 minutes	N/A	2 minutes
Prescot Train Station	10 minutes	4 minutes	3 minutes

- 5.20. The site is within a short walking distance from Church Street Bus Stop where regular services are provided to Liverpool One and Queens Square, as well as St Helens Bus Station in the opposite direction.
- 5.21. Located 10 minutes from the site is Prescot Train Station where regular services are provided to Liverpool Lime Street Station and Wigan North Western.
- 5.22. The site does not provide any existing parking provision, and no parking provision is proposed as part of this application. Due to the site location within Prescott Town Centre, most individuals visiting the restaurant and bar to the ground floor would generally rely upon public transport or arrive via taxi. Therefore, it is not proposed that users of the ground floor facilities require a high level of off-street parking.
- 5.23. Employees and visitors can easily access the site via train, bus, or walking, in line with the environmental objective of sustainable development, which strives to '*use natural resources prudently*', minimising pollution and transition to a low-carbon economy.
- 5.24. Due to the Town Centre location of the development, it is unlikely that visitors to the aparthotel units to the upper floors of the property will rely upon a private car during their stay and will generally rely upon public transport, which therefore also means the users of such facilities will not require high levels of off-street parking.
- 5.25. Within Prescott Town Centre there is sufficient provision of car parking spaces around the Town Centre should visitors not wish to use public transport. Table 2 shows the nearby public car parks available within Prescott Town Centre.

Table 2 – Nearby public car parks within Prescot Town Centre.

Car Park	Distance (walking)
Cyprus Street Car Park	2 minutes (Approx. 754ft)
Moss Street Car Park	2 minutes (Approx. 849ft)
Mill Street Car Park	1 minute (Approx. 255ft)

Heritage and Design –

- 5.26. The proposed development site is located within Prescot Town Centre Conservation Area, where in accordance with Policy CS20 of the Knowsley Local Plan, development proposals *“should preserve or enhance the borough’s historic and architectural assets, including Listed Buildings, Conservation Areas, Historic Parks and Gardens and archaeological remains, together with other local areas, buildings structures of historic importance.”*
- 5.27. Although the proposed development site is not listed, the site has been recognised as being an ‘At Risk’ historic building and as possibly being considered for either statutory or locally listed building recognition within the Prescot Town Centre Conservation Area Character Appraisal. The site is surrounded by a number of Grade I and Grade II Listed Buildings, which have been identified previously in Figure 2.
- 5.28. The site is currently partially vacant and therefore runs the risk of becoming rundown and remaining vacant into the future, which could in turn have a negative impact on the character and setting of Prescot Town Centre, and the Conservation Area. The Heritage Officer agrees, setting out within the pre-application response *“given the buildings are currently in a state of disrepair, this undermines their contribution”* to the Conservation Area. The proposed development looks to enhance the historic environment through the reuse of a partially vacant site, therefore in accordance with Policy CS20 of the Knowsley Local Plan.
- 5.29. As previously set out, the proposed development looks to complete the approved repair and refurbishment work set out within application ref. 23/O2769/KMBC1, which includes new windows and a new shop front at no. 5–7 Eccleston Street. Within the Officers Report of the previously approved application (Appendix 2), the Case Officer states *“5–7 Eccleston Street are historic buildings which contribute positively to the significance, character and appearance of the Conservation Area; however, they are currently vacant and dilapidated which undermines their contribution.”* The Case Officer further goes on to state that the repair and refurbishment works *“are considered to result in an improvement in the historic character of the building. In particular, the shopfront will be restored to a more traditional form rather than the current modern bland appearance.”*
- 5.30. Therefore, the proposed development can be seen to have a positive impact on the character and appearance of Prescot Town Centre Conservation Area as it will see the front elevation returned to a more traditional form; as well as bringing a *“vacant and dilapidated”* building back into use.

- 5.31. As figures 7-9 show, the proposed development looks to alter the exterior of the building slightly through the reinstatement of two windows to the front elevation and the installation of 2 rooflights to the front and 2 rooflights to the rear elevation, 4 windows to the rear elevation and a window to the left side elevation; as well as the erection of a single storey extension to the rear of the property as shown in figure 4. All windows proposed to the front and rear elevation are to match the style of the existing windows and therefore follow the rhythm of the existing windows.
- 5.32. To the front elevation the proposed development looks to reinstate two of the windows to the second floor where stone sills are evident. The reinstated windows will match the size, location, and style of the original windows within the building.
- 5.33. To the left side elevation new window has been proposed in order to improve outlook and daylight for apartment 5 to the second floor, as well as the installation of four rooflights, two to the front elevation and two to the rear elevation.
- 5.34. The additional windows have been carefully considered and have been proposed to create a balance to the overall façade. The proposed additional windows will therefore respect the character of Prescott Town Centre Conservation Area through the use of materials in-keeping with the existing windows, and ensuring the proposed windows are of a proportion which matches the existing windows at the property.
- 5.35. The proposed single storey extension will not extend further than the existing outrigger. As figure 4 shows, the proposed extension to the rear of the property is proposed to be glazed with bifold doors to the left which provides level access from this façade. Therefore, according with criterion 2 of Knowsley Local Plan Core Strategy Policy CS19 which sets out, *"in order to maintain a good standard of amenity for all existing and future occupants of land and buildings, development proposals will be required to avoid unacceptable impacts on existing residents, business occupiers, and future occupiers."*
- 5.36. Within the pre-application response (Appendix 1) the Conservation and Design Officer commented on the proposed replacement extension and believed with modifications the proposal would be capable of avoiding harm to the significance of the Conservation Area.
- 5.37. Within the pre-application response, the LPA sets out *"the complete removal of the outriggers would remove any reflection of the mediaeval plot layouts harming significance which is considered to be an important element of the Conservation Area,"* with the proposal *"not considered to relate as well as it might to the two traditional buildings that it forms extensions to."* However, a Heritage Statement has been produced by Pegasus Group to support the application, which sets out *"the existing outriggers have been substantially modified, with little to no historic evidence surviving relating to their past uses"* and while *"their demolitions would result in some loss of limited historic fabric"* due to substantial modifications previously being carried out, *"their lack of original appearance, and expression of their original function ensure that they are elements of the site of low heritage significance, especially architecturally"* and the demolition would *"thereby result in a very minor loss of significance to the building as a non-designated heritage asset."*
- 5.38. The Heritage Statement prepared by Pegasus Group therefore concludes the proposed development accords with Policy CS20 of the Knowsley Local Plan Core Strategy, and *"the works will facilitate the long-term conservation of the non-designated heritage asset, and will establish its re-use, with part of the site currently vacant and in a poor standard of repair."*

Food and Drink Use –

- 5.39. The Knowsley Local Plan Core Strategy sets out the following opportunity for Prescot Town Centre (Paragraph 6.45) which therefore shows support for food and drink provision within the Town Centre:

“To regenerate Prescot Town Centre, improving the mix of high-quality shopping, recreation, employment, community and leisure facilities, by consolidating the primary shopping area of Eccleston Street”.

- 5.40. The proposed development proposes to convert the ground floor of the property to a restaurant and bar area, facilitated by a rear extension. Policy CS14 of the Knowsley Local Plan encourages a wider mix of town centre uses within Prescot Town Centre which includes the creation of a distinctive identity and a complementary evening economy, which the proposed development aims to do.
- 5.41. Supporting paragraph 6.55 of Policy CS14 sets out it is *“beneficial to promote a lower scale of retail growth, to enhance the range of other town centre uses, particularly the food and drink offer (both during the day and in the evening)”* therefore further showing the Council’s support for food and drinks provision within Prescot Town Centre.

Hotel Provision –

- 5.42. The proposed development looks to convert the first and second floor to 5 apart hotel accommodation units, with three units to the first floor and two units to the second floor, as shown in figures 5 and 6. Access to the apartments on the first and second floor will be separate from the access to the ground floor restaurant and bar, with an existing staircase to be retained to provide access to the upper floors.
- 5.43. Policy CS14 of the Knowsley Local Plan Core Strategy encourages *“a wider mix of town centre uses, services and facilities in areas surrounding Eccleston Street, including key services, residential, employment uses, cultural and leisure facilities to create a distinctive identity and a complementary evening economy.”* Therefore, the proposed development can be seen to accord with the requirements of Policy CS14 of the Knowsley Local Plan.
- 5.44. The internal layout of the proposed serviced apartments to the first and second floor of the property takes into consideration the highest standard of accessibility for potential users, providing sufficiently sized aparthotel units as demonstrated within Table 3.

Table 3 – Internal area of proposed aparthotel units.

Apartment	GIA
Apartment 1 (2 Bed, 4 Person)	64m ²
Apartment 2 (1 Bed, 2 Person)	33m ²
Apartment 3 (1 Bed, 2 Person)	37m ²

Apartment 4 (1 Bed, 2 Person)	47m ²
Apartment 5 (2 Bed, 4 Person)	87m ²

- 5.45. Within the pre-application response (Appendix 1) the LPA set out that 4 out of the 5 serviced apartments to the upper floors have a total area below nationally described space standards, and *"preference would be to achieve these minimum space standards, if possible, to retain flexibility for any future use that may come forward."*
- 5.46. While it is understood 4 out of 5 of the proposed serviced apartments are below National Described Space Standards, as the proposal is for C1 use there is no requirement for the units to meet NDSS requirements. While it is understood the Council would prefer alterations to be made in order for the serviced apartments in order to retain flexibility for any future uses, it is important for the application to be determined considering the proposed use, which is C1 use.
- 5.47. Should circumstances change in the future, minimal alterations would be needed in order to convert the units to NDSS compliant C3 use apartments.

6. Summary

- 6.1. This Planning Statement has been prepared by Pegasus Group in support of the change of use of 5-11 Eccleston Street, Prescott, L34 5QH, to mixed-use development, including a ground floor restaurant and bar, and apart hotel accommodation to the first and second floor. The proposed development is to be facilitated by the demolition of the existing outrigger, and the erection of a single storey extension to the rear of the property, as well as the installation of 4 rooflights, 4 new windows and the reinstatement of 2 existing windows.
- 6.2. This application follows on from pre-application engagement with Knowsley Borough Council (Ref. 24/00018/PREAPP) and takes into consideration the points set out by the LPA within the pre-application response (Appendix 1).
- 6.3. The site is located within Prescott Town Centre, and forms part of the Prescott Town Centre Regeneration Area where a mix of town centre uses is encouraged, including development which complements the evening economy, and the Council believe it to be beneficial to enhance other town centre uses such as the food and drink offer, both during the day and in the evening. Therefore, demonstrating that the principle of development is policy compliant.
- 6.4. The granting of planning permission would see a currently partially vacant site come back into use and therefore avoid the possibility of the site becoming further rundown in the future which could result in the property remaining vacant into the future. The granting of planning permission would also see the front elevation restored to a more traditional form in line with the previously approved application at the site. Therefore, the proposed development would have a positive impact on the character and setting of the Prescott Town Conservation Area.
- 6.5. Section 38(6) of the Planning and Compulsory Purchase Act requires applications to be determined in accordance with the adopted development plan for the area, and any other material considerations. It is considered that the change of use at the property represents a suitable form of development in accordance with the adopted development plan, and it is therefore kindly requested that planning permission is granted without delay.



Appendix 1 – Pre-application Response (Ref. 24/00018/PREAPP)

PRE-APPLICATION RESPONSE NOTE

Application Ref: 24/00018/PREAPP

Location: 5-11 Eccleston Street, Prescott

Description of Proposal: Conversion of 5-11 Eccleston Street, Prescott to mixed use including ground floor restaurant and serviced apartments to the upper floors (class E and C1).

Proposal

The proposal is for the conversion of the ground floor to a restaurant and the conversion of the upper floors to be used as an apart hotel (provision of serviced apartments). These would fall under classes E and C1 respectively. The proposed development includes the demolition of the rear outriggers and the erection of a conservatory extension to the rear to facilitate the ground floor restaurant.

The aparthotel includes the provision of 1 x 2-bed aparthotel unit and 2 x 1-bed aparthotel unit to the first floor with each unit having its own kitchen/living area, bathroom and double bedroom. The second floor will consist of a 1 x 1-bed and 1 x 2-bed aparthotel units.

It is intended that the shopfront and associated repair, refurbishment and alterations will be implemented (reference 23/02760/KMBC1).

This proposal also seeks to reinstate 2 timber framed windows to the second floor (to the front elevation) and two new rooflights to the second floor. A new gable window is proposed overlooking the piazza of Shakespear North and four new timber framed windows to the rear elevation including one at second floor level and three at first floor level.

Knowsley Local Plan Allocations:

Conservation Areas – Prescott Conservation Area
Town and District Centres – Prescott Town Centre
Principal Regeneration Area – Prescott Town Centre

Relevant Policies

Knowsley Local Plan: Core Strategy

CS1 Spatial Strategy for Knowsley
CS2 Development Principles
CS6 Town Centres and Retail Strategy
CS7 Transport Networks
CS14 Principal Regeneration Area Prescott Town Centre
CS17: Housing Sizes and Design Standards
CS19: Design Quality and Accessibility in New Development
CS20: Managing the Borough's Historic Environment
CS22: Sustainable and Low Carbon Development
CS23: Renewable and Low Carbon Infrastructure
CS26: Waste Management

Saved Policies – Knowsley Replacement Unitary Development Plan (adopted 2006)

DQ2 Security in the Built Environment
DQ5 Development in Conservation Areas
DQ6 Demolition of Buildings and Structures in Conservation Areas
ENV2 Noise and Vibration
S2 Diversification of Uses within Existing Centres

The Joint Merseyside and Halton Waste Local Plan 2013

MW9 Sustainable Waste Management Design and Layout of New Development

Prescot Town Centre Masterplan (2016)
Prescot Town Centre Conservation Area Appraisal and Management Plan (both 2012)

Legislation and National Policy and Guidance

Planning (Listed Buildings and Conservation Areas) Act 1990
Enterprise and Regulatory Reform Act 2013
National Planning Policy Framework DCLG
Planning Practice Guidance DCLG
BS 7913:2013 – Guide to the Conservation of Historic Buildings (2013) BSI
Conservation Principles, Policies and Guidance (2008) Historic England
Good Practice Advice Notes 2 and 3 (2015) Historic England

Principle of Development

The site is within the Prescot Town Centre Conservation Area and within the Principal Regeneration Area for Prescot Town Centre. Therefore, policies CS6 and CS14 apply. Policy CS14 seeks to encourage a wider mix of town centre uses surrounding Eccleston Street including residential and leisure facilities to create a distinctive identity and a complementary evening economy. This policy also seeks to direct town centre uses towards Prescot Town Centre to ensure a healthy and balanced offer ensuring priority is given to intensifying retail function in and around Eccleston Street. Core Strategy policy CS6 sets out that residential and leisure uses as well as complementary evening and nighttime uses are appropriate for Prescot town centre to enhance Prescot's vitality and viability.

As the proposal seeks to deliver a mixed-use 'main town centre' development including ground floor restaurant and serviced apartments (apart hotel) to the upper floors (classes E and C1), in principle the development is considered to be acceptable.

Conservation and Design

The site lies within Prescot Conservation Area and to the west of the application site lies the grade 1 listed Prescot Parish Church (St Mary's) with the churchyard and Market Place coalescing into one large open space comprised of the churchyard / public open space and the adopted highway. Grade II listed 4 Church Street is also due west of the application site. As the proposal lies within the Conservation Area and adjacent to listed buildings, the application should be considered in the context of the requirements imposed by the Planning (Listed Buildings and Conservation Areas) Act 1990. The buildings themselves are considered to be non-designated heritage assets.

Section 66(1) of the Act states that:

'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or any features of special architectural or historic interest which it possesses'.

Further, Section 7 states that:

'In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'

Core Strategy Policy CS20 (Managing the Borough's Historic Environment) also states that development proposals in Knowsley should preserve or enhance the borough's historic and architectural assets including Listed Buildings and Conservation Areas. The Policy goes on to state that the Council will require preservation of the local distinctiveness and character of historic assets through the sensitive design of new developments including appropriate integration with their setting and immediate landscape.

Saved Policy DQ5 (Development in Conservation Areas) in the Replacement UDP states that new developments within a Conservation Area must preserve or enhance the character and appearance of the area.

Significance

5-11 Eccleston Street are historic buildings which contribute positively to the significance, character and appearance of the Conservation Area. Given the buildings are currently in a state of disrepair, this undermines their current contribution. The buildings are considered to sit in part of Prescott that has mediaeval occupation and plot formation is influenced by the mediaeval layouts. The outlines of the buildings at 5-11 Eccleston Street along with their outriggers reflect these historic layouts and add to their significance. The Conservation and Design Officer's comments set out the significance of each element of 5-11 Eccleston Street.

The Conservation and Design Officer has raised concerns about the proposed replacement extension and has set out that with modifications, the proposal would be capable of avoiding harm to the significance of the Conservation Area and the non-designated assets at 5-11 Eccleston Street. To understand the extent of historic fabric that remains, an investigation should inform the submission to clarify this. The findings of the investigation should then inform the proposal, seeking to retain historic fabric where possible.

The western wall of the outrigger to 5 Eccleston Street is considered to include historic fabric, although this does present as a patchwork where repairs/infill has occurred. The Conservation and Design Officer has asked for options to improve and enhance the wall within any proposal, through its retention. Reinstatement of openings in this section of wall would be supported.

The complete removal of the outriggers would remove any reflection of the mediaeval plot layouts harming significance which is considered to be an important element of the Conservation Area. The current proposal is not considered to relate as well as it might to the two traditional buildings that it forms extensions to. Its design should reflect that it relates to two separate buildings (ie 5 and 7-9 Eccleston Street) to maintain and enhance the fine grained historic townscape, and follow the twisting lines forming the mediaeval burgage plots. The Conservation and Design Officer has recommended the following:

- Retain/reinstate the existing medieval burgage plot derived plot boundaries within new solid/structural walls
- Retain/enhance the western wall, including suitably designed openings/signage, if desired

- The design of the extension should read as two outriggers, one to 5 Eccleston Street and the other to 7-9 Eccleston Street (albeit they can be connected internally);
- Creation of level access where reasonably possible.

Internal Accommodation

The proposal is for serviced apartments and 4 of the 5 have smaller total areas than the nationally described space standards. Preference would be to achieve these minimum space standards if possible, to retain flexibility for any future use that may come forward e.g. residential apartments. However, only very minimal weight can be given to this in consideration of the fact space standards apply to residential apartments rather than apart hotel bedroom/living area sizes. Planning permission would be required to change any aparthotel to C3 residential units.

Eccleston Street Frontage

Whilst it is noted that the previous shop front application will be implemented, the Conservation Officer has commented that the recessed doorway at number 5 is not being retained so any differences would need to be dealt with if a different scheme were to come forward. The Conservation and Design officer has advised that large scale details of the changes/written specification of works is provided as part of the application.

Windows

The previous application 23/02769/KMBC1 involved the restoration of historic windows although the plans submitted did not show wholly appropriate details and so a condition was imposed to allow revision of these window details. The pre-app submission indicates only two windows will be included in the proposals (to the second floor of no.7). The submitted details indicate that the replacement windows would not be a restoration and would match the existing inappropriate second floor window at no.9. The Conservation and Design Officer has advised that these windows should be sliding sash 3/3 to the centre, with two 1/1 margin light vertical sashes either side. A sandstone wedge lintol should also be reinstated above each window. This is likely to be the original form based on other similar buildings in the area.

The first floor window of no 7 is also not an original so if this is being replaced, it would benefit from the replacement having more authentic details such as replacing existing margin lights with sashed versions and omission of sash horns. Windows to the front of 9 Eccleston Street are also not original. If replacement/renewal is proposed, this should be as per what is advised for no 7. A scheme of fenestration across 7 and 9 would help enhance its appearance as a single building, as it was originally.

For no 5 Eccleston Street, application reference 23/02769/KMBC1 included the removal of the existing concrete lintel and replacement with sandstone wedge lintols. This should ideally remain part of the proposals. Whilst the proposal appears not to be altering windows, the existing are not considered to be in a good state of repair and renewal would present an opportunity for improvements to create a more Georgian appearance.

Door

23/23769/KMBC1 included replacement of the right hand side door of no7 with a decorative doorcase and Georgian style deeply panelled door. There is an opportunity to include this in revised proposals to enhance the appearance of the building and Conservation Area.

Rainwater Goods

Has consideration been given to improving the present system of rainwater good configuration as currently rainwater is in part directly internally.

Works to Rear Elevation

The Conservation and Design Officer has asked if there is a possibility of aligning new windows with the scars representative of previous openings. However, given that the approved rear windows in 23/02769/KMBC1 for no. 7 did not align, regard would be given to this in any consideration. The Conservation and Design Officer has requested that new windows to the rear elevation should be traditional multi-paned Georgian timber sash design. The multi-paned design shown to the rear of 7 and 9 is acceptable and reflects the building's Georgian architecture, but further large scale drawn details will be required to demonstrate these are appropriately designed. This can be dealt with by condition if necessary. Lintols and cills to the rear of 7 Eccleston Street should match the design and materials of those adjacent within the rear of Eccleston Street as they are historically part of the same building. Windows to the rear of 5 could have different details to show that this was historically a different building.

There are a number of vents to the rear and the regular arrangement is welcomed. The design, external finishes and materials of grills/vents etc should be sympathetically design. Again, this can be conditioned if necessary.

Gable

The triangular headed design of the proposed window to the gable is considered to be inappropriate by the Conservation and Design Officer. It is recommended that a traditional window form and surround that matches the Georgian character of the building would be more acceptable. Two windows instead of the central one could also be considered.

Rooflights

The Conservation and Design Officer considers that the scale of the rooflights is inappropriate and has recommended that rooflights are kept to a minimum in terms of size and number, suggesting that nothing larger than those approved under the 2023 permission are included. It is preferable for there to be additional windows to the gable rather than large rooflights.

Archaeology

Because 5-11 Eccleston Street are recorded on the MHER as a non-designated heritage asset (Former White House Public House which was built on the site of a former 16th century building) some form of investigation should be undertaken, subject to a WSI. The northern part of the site extends into the site of post medieval buildings, quarrying and a kiln waste dump which produced regionally important remains. Any ground disturbance would need an archaeological investigation and would also be subject to a WSI. An Archaeological Assessment should accompany any planning application.

Noise and Odour

Environmental Health have been consulted as part of the proposal and have raised some concern about the proposed use of the first floor and second floor being serviced apartments in relation to the potential effect of noise and odour from the restaurant below. EH have asked for a review of the ground floor ceilings to be undertaken to consider these impacts. Environmental Health have asked where the extraction system and venting stacks would be placed and any air conditioning units. EH have also asked about the location of the bins linked with both uses. Please can the bin storage etc be indicated in any detailed submission.

The proposal includes a kitchen extract that protrudes above the roof of the building. The conservation and Design Officer has asked that its visibility is minimised by setting it closer to the gable of no. 9 and painting it a colour that minimises its visual impact. Restaurant kitchen extracts are proposed to the rear elevation and noting EH's comments, can you confirm if any further extraction system equipment would be required?

In terms of submission details with the application, EH would wish to see full extraction / ventilation details and a noise assessment to be undertaken to determine the effect the proposed development would have on the proposed serviced apartments.

Environmental Health has confirmed that they would look to impose the following conditions on any development, should planning permission be recommended to be granted:

Demolition / Construction Management Plan Condition – to protect the amenity of the nearby residents during the demolition and construction phases.

Demolition / Construction Hours Condition – to protect the amenity of the nearby residents during the demolition / construction phases.

Fixed Plant Noise Condition – to protect the amenity of the nearby residents.

Drainage – Grease Trap Condition – to prevent odours, and drainage issues effecting the nearby residents.

Delivery times condition – to protect the amenity of the nearby residents.

Waste storage and removal – Waste to be secured in designated bins, not to be overfilled and kept closed when not in use. Waste to be disposed of between the hours of 08:00 to 23:00, excluding glass bottles which will be from 08:00 to 20:00, to protect the amenity of nearby residents.

Control of opening times – to protect the amenity of nearby residents.

Control of Noise - Doors and windows closed during regulated entertainment, to protect the amenity of nearby residents.

Highways

Consultation has also been undertaken with the Highways Engineer. Given the sustainable location of the site and good access to various town centre car parks, no objections have been raised to the use of the site with no provision for on site parking. Please be aware that the serviced accommodation (C1) use would not be eligible for any parking permits due to oversubscription of such permits already.

The Highways Engineer has also confirmed that two cycle spaces and facilities for a shower and washroom for staff working at the restaurant are required in order to comply with the Ensuring a Choice Of Travel Supplementary Planning Document. Cycle storage would need to be both secure and covered.

The applicant is also reminded that should they wish to put out tables and chairs onto the highway, then a pavement café licence would be required and it is advised that this is included in any planning application submission as well.

The highways comments state that they would impose a condition to secure the appropriate level of cycle storage as well as recommending informatives advising about the potential need for a pavement café licence as well as stating that no owners or occupiers of the serviced apartment C1 use would be entitled to a resident or visitor parking permit for the on-street resident's parking schemes operating in Prescott.

Additional

The site lies within a low risk Coal Consultation zone and therefore any decision would need to include the following informative relating to legacy coal mining uses:

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

(Standing Advice valid from 1st January 2023 until 31st December 2024)

The constraints mapping is also flagging that the site lies within an indicative Radon Affected Area. This is normally dealt with as part of any building regulations application.

Summary

In principle the development is considered to be acceptable. Some further work is recommended in relation to the areas discussed above and in particular in relation to window design and incorporating design features informed by the historic burgage plots. Any Heritage Impact Assessment should help inform the design and where possible the end wall of the rear outrigger should be incorporated into the scheme.

It is recommended that the following is submitted with the application:

1. Application Forms
2. Location plan, elevation and layout plans (to include location of bins, position of any cycle storage as referred to above)
3. Heritage Impact Assessment
4. Archaeology Assessment
4. Noise Assessment to include review of ground floor ceilings
5. Kitchen extraction/vent details
6. Ecology Report

The advice given here does not indicate any formal decision by the Council as Local Planning Authority. Any views or opinions are given without prejudice to the formal consideration of any planning application and are based on the details submitted, site observations and other available information sources. A formal decision on any proposal can only be given on the submission of a planning application after its full consideration, which will involve consultation with local residents, statutory consultees and any other interested parties. You should also bear in mind that any subsequent changes to planning legislation or planning policies may affect the advice given.



Appendix 2 – Officers Report (23/O2769/KMBC1)

APPLICATION NO: 23/02769/KMBC1 **CASE OFFICER:** Andrew Hunt

WARD: Prescot North **PARISH:** Prescot
Town Council

LOCATION: 5-7 Eccleston Street, Prescot, Knowsley, L34 5QA

PROPOSAL: REPAIR AND REFURBISHMENT OF THE BUILDING INCLUDING
NEW WINDOWS AND NEW SHOP FRONT

Site Description

The application site is a row of shops at 5-7 Eccleston Street. The site forms part of Prescot Town Centre and is at the western end of Eccleston Street. The site is a key gateway set within a prominent position within Prescot Town Centre. The site is bounded by Shakespeare North playhouse to the north west, other shops to the north east and south east and Prescot Parish Church to the west.

Proposal

The proposal is for the repair and refurbishment of the building including new windows and new shop front.

Consultations

Conservation – The works overall represent a substantial enhancement to the Prescot Town Centre Conservation Area, owing to the quality of the alterations and repairs proposed. The works are therefore considered to meet the expectations of s72 of the P(LBCA)Act 1990, NPPF guidance, and Local Plan policies CS19 and CS20. However, additional details are required to be submitted via conditions to ensure appropriate materials.

Representations

This application has been publicised by letters sent to 16 neighbours and by site and press notices. No representations have been received.

Planning History

An application has been approved at the site for the change of use of first and second floors from retail to 2 apartments and external changes. (15/00505/FUL – approved 10/03/2016).

Relevant Policy

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

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 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 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:

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.

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

IMPACT ON PRESCOT TOWN CENTRE CONSERVATION AREA

Planning Policy

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.

Background

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).

5-7 Eccleston Street are historic buildings which contribute positively to the significance, character and appearance of the conservation area; however they are currently vacant and dilapidated which undermines their contribution. 5 Eccleston Street has been extensively altered. The existing end gable is built in modern brickwork laid in stretcher bond. The front elevation is of painted stretcher bond brickwork which makes clear that extensive, unsympathetic, rebuilding has taken place. Historic images show this building had three storeys originally fitted into what is now the 2 storeys, and was previously wider. 7 Eccleston Street is believed to have been built as part of the White Horse PH built c1810-1830. No 9 Adjacent was part of the building and the composition of 7-9 would have originally been fairly symmetrical with matching fenestration and details throughout. The building is better preserved than no. 5, however has seen some remodelling, e.g. loss of chimney stacks and outriggers and former windows to the rear are blocked up. On both 5 and 7 the ground floor frontage is wholly modernised and detracts from the architectural character of the buildings and the street scene.

Assessment

The proposed works overall are considered to result in an improvement in the historic character of the building. In particular, the shopfront will be restored to a more traditional form rather than the current modern bland appearance. In addition two new windows will be added and the existing windows will be made more consistent with the historic nature of the area. These changes will restore the historic interest of the buildings and enhance the building character and appearance and that of the Prescott Twon Centre Conservation Area generally.

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

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The application would not result in any harm to the St Mary's Church Grade 1 listed building as the works are small in scale and improvement rather than detract from the historic nature of the area.

The views above are supported by the council's conservation officer who has no objection subject to conditions.

Conditions are required in relation to material details and specifications.

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.

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. Double Glazed Sash Windows with horns – Detail 11 – 1682 – 053 (received 30/11/2023)
- b. Double Glazed Sash Windows without horns – Detail 10 – 1682 – 052 (received 30/11/2023)
- c. Double Glazed Sash Windows without horns – Detail 9 – 1682 – 051 (received 30/11/2023)
- d. Double Glazed Sash Windows without horns – Detail 8 – 1682 – 050 (received 30/11/2023)
- e. Detail 12 and 13 - General Building Control Notes – 1682 -028 (received 30/11/2023)

Document Reference	Document Issue Number	Document Issue Date
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- f. Shop Front Plans and Elevations Proposed – no - 1682 -027 (received 30/11/2023)
- g. Entrance Door with Fan Light over – Detail 12 - 1682 - 026 (received 30/11/2023)
- h. Shop Front Door and Ramp – Detail 7 - 1682 - 025 (received 30/11/2023)
- i. Shop front detail in plan 1682 - 024 (received 30/11/2023)
- j. Shop Front Head Detail – Detail 2 - 1682 - 023 (received 30/11/2023)
- k. Shop Front Stallriser – Detail 1 - 1682 - 022 (received 30/11/2023)
- l. Proposed Section AA - 1682 - 021 (received 30/11/2023)
- m. Shop front Plans and Elevations as Proposed - 1682 - 020 (received 30/11/2023)
- n. Proposed Elevations – Rev A - 1682 - 006 (received 30/11/2023)
- o. Proposed Plans – Rev A - 1682 - 006 (received 30/11/2023)
- p. Location Plan - 1682 - 001 (received 06/11/2023)
- q. Heritage Statement - (received 06/11/2023)

Reason: For the avoidance of doubt.

Pre Commencement

3) Conservation Details

- a. Brick samples of all new bricks together with drawn details showing the location and extent of works shall be submitted to the LPA and agreed in writing prior to removal of existing masonry and new brick being inserted into the building. New bricks shall match surrounding masonry in all respects and be toothed into existing.
- b. Details of the mortar mix and method statement for lime mortar repointing works shall be submitted to the LPA and agreed in writing prior to re-pointing works being carried out.
- c. Specifications and test sample patches shall be prepared indicating the proposed cleaning method for removal of paint on stone gutter, cills, lintels and elevations; such details and test patches shall be submitted to and agreed with the LPA in writing prior to such cleaning works being carried out.
- d. Any proposals to repaint or re-render lintels, cills or elevations, shall be submitted to the LPA together with a written justification for the works, and agreed in writing prior to such re-painting or re-rendering being carried out.
- e. Notwithstanding submitted details, full details of the design of all new/replacement windows shall be submitted to the LPA for agreement prior to installation. Details shall include elevations and vertical and horizontal cross sections through the frames and glazing bar at no less than 1:2, and elevations and a section at 1:5 showing the window reveal. Sash windows shall be cord and weight timber construction, and entail traditional mouldings and arrangements.
- f. Full details of rooflights (including materials, finish, size) shall be submitted to the LPA prior to installation. Rooflights shall be set flush with the roof slope, the colour finish shall blend with surrounding slates.
- g. Full details and/or samples and specification of all new cast iron hoppers, brackets and downpipes shall be submitted to the LPA and agreed prior to their installation.
- h. Details of the design and placement of the new awning shall be submitted to the LPA and agreed prior to installation.

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

- i. Paint colours for all external joinery, ironwork and masonry shall be submitted to the LPA and agreed prior to painting taking place.
- j. The shopfronts shall be installed in accordance with the approved details unless any variations to mouldings or arrangements are first submitted to the LPA and agreed in writing.

All details shall be carried out in accordance with the approved plans and retained as such hereafter.

Reason: In order to avoid harm to heritage.

Signed Case Officer¹:

Andrew Hunt

**Signed Authorising
Officer²:**

Alan Kilroe

Date:

2 January 2024

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

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prescot l34 5qa.docx

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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