



Knowsley Council

**REGENERATION AND ECONOMIC
DEVELOPMENT DEPARTMENT**

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990**

LISTED BUILDING CONSENT

Application No: 23/02765/LBC

Name and address of applicant

Daniel Thwaites Plc
C/O Agent Brandon House
King Street
Knutsford
WA16 6DX

Name and address of agent

Walsingham Planning
Brandon House
King Street
Knutsford
WA16 6DX

Date of Receipt: 3 November 2023

Date Valid: 19 December 2023

Address/Location Of Development

The Clock Face
54 Derby Street
Prescot
Knowsley
L34 3LL

Description of Development

**ALTERATIONS TO GROUND FLOOR WINDOW OPENING TO SOUTH EAST
ELEVATION INVOLVING RETENTION OF EXTRACT AIR INTAKE VENTS AND
REPAIRS**

The Council of the Metropolitan Borough of Knowsley hereby give notice in pursuance of the above Act (s) that Listed Building Consent has been **granted** for the carrying out of the works referred to above in accordance with the application and plans submitted subject to the following condition(s):

1. The works must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) 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. Within 6 months of the date of this permission the intake vents and extract vent grilles hereby approved shall be finished in matte grey (RAL 7000) in accordance with the details of the application as approved.

The development shall be maintained as such at all times thereafter.

Reason: To preserve the special architectural and historic character of a Grade II Listed Building and to preserve the character and appearance of the Prescott Town Centre Conservation Area and to comply with the National Planning Policy Framework (2023), Saved Policy DQ5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

4. Within 6 months of the date of this permission the repairs and restoration of the window hereby approved shall be carried out in accordance with the details outlined in paragraphs 4.9 - 4.10 of the Heritage Statement (December 2023) received 13 December 2023.

Any new sections and repairs required be required to be painted shall be finished in white to match the existing building.

Reason: To preserve the special architectural and historic character of a Grade II Listed Building and to preserve the character and appearance of the Prescott Town Centre Conservation Area and to comply with the National Planning Policy Framework (2023), Saved Policy DQ5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
03/11/2023	1519.100	-	SITE LOCATION PLAN
19/12/2023	1519.109	C	PROPOSED KITCHEN WINDOW DETAILS
19/12/2023	1459.107	D	PROPOSED PUB ELEVATIONS
19/12/2023	1519.103	D	PROPOSED SITE PLAN
13/12/2023	-	December 2023	HERITAGE STATEMENT
03/11/2023	-	-	DESIGN AND ACCESS STATEMENT
13/12/2023	LG/KN114/23	-	COVERING LETTER

REASON(S) FOR THE GRANTING OF PLANNING PERMISSION

The decision to grant planning permission has also been taken having regard to the policies and proposals as set out below, and to all relevant material considerations including supplementary planning guidance :-

National Planning Policy Framework

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

DQ3 - Gateway Sites and Corridors

This informative is only intended as a summary of the reason(s) for the granting of Listed Building Consent. Should you require any further details relating to the decision please contact the relevant case officer (Maxine Wishart on 0151 443 2381)

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

Informative

1. The proposed development lies within an area that has been defined by the Coal Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at: www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

Executive Director - Regeneration and Economic Development

Date: 15 February 2024

IMPORTANT NOTES FOR YOUR ATTENTION:

1. This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, bylaw, order or regulation.
2. This permission refers only to those plans submitted as part of the Planning Application a copy of which is retained by the Local Planning Authority. The Local Planning Authority should be contacted in writing if it is proposed to amend these plans in any way as a further permission, may be required.
3. If a Building Regulations Consent is required for these works it is your responsibility to ensure that the plans submitted for both the Building Regulations Consent and Planning Permission are the same in all respects. Should the plans relating to one consent vary from the other, it will be necessary for you to submit amended plans to this Department and obtain the relevant approval(s) prior to commencing any works.
4. **Listed Buildings:** It is a criminal offence to undertake works to a listed building, which affect its special architectural or historic interest without first obtaining Listed Building Consent and complying with any associated conditions. If you are in any doubt about how this may affect you please contact us before starting any work.

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.*
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.