

Regeneration and Economic Development Department

APPLICATION NO: 22/00173/FUL

APPLICANT: Dr Yihan Guo

WARD AFFECTED: Prescott North

DEVELOPMENT: INSTALLATION OF NEW SHOP FRONT AND VARIOUS STRUCTURAL REPAIRS INCLUDING REPLACEMENT OF INAPPROPRIATE RENDER, REPOINTING OF BRICKWORK IN LIME MORTAR, REBUILDING OF THE WESTERN CHIMNEY STACK, INSTALLATION OF NEW WINDOWS AND REFURBISHMENT OF ORIGINAL WINDOWS, NEW RAINWATER GOODS AND REPAIRS TO THE ROOF, EAVES AND COPING STONES. PARAPET WALL TO REAR TO BE INCREASED IN HEIGHT AND ALTERATIONS TO EXISTING DUCTING.

LOCATION OF SITE: Oriental Tea House , 12 Church Street, Prescott, Knowsley, L34 3LA

KNOWSLEY LOCAL PLAN ALLOCATION –

Coal Consultation Zone - Coal - Low Risk - Standing Advice Area

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

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

CS8 - Green Infrastructure

CS20 - Managing the Borough's Historic Environment

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

DQ5 - Development in Conservation Areas

National Planning Policy Framework

TECHNICAL CONSULTATIONS:

Prescot Town Council - No Comments Received

Conservation & Design Officer - No objections subject to planning conditions providing further details of materials and window/shop front design.

Merseyside Environmental Advisory Service - No objections in principle.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 14 neighbours. It has also been advertised by Site Notice and a Press Notice. No representations have been received.

ARTICLE 35

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

PLANNING HISTORY

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None Relevant

ISSUES AND ASSESSMENT:

PROPOSAL

This property falls within the Prescott Town Centre Conservation Area. The building is a three storey property located on the north side of Church Street, opposite St Mary's Church (Grade 1 listed building) in Prescott Town Centre. Originally part of a terrace of three similar properties, following demolition of the other two properties the property is now an end terrace with an exposed gable end. The accommodation consists of a disused restaurant unit at the ground floor and first floors with additional ancillary rooms on the upper floor. Access is via the front elevation. There is no private external space associated with the property.

The exposed western gable and rear elevations have been rendered with sand/cement. The construction is traditional loadbearing brickwork below a slate roof with a central ridge. There is a two- storey rear outrigger, also in rendered masonry below a pitched slate roof, and single storey side extension with a flat roof.

The proposals include the following works:-

- The removal of the existing shop front and installation of a new traditional shop front. This includes hand painted signage, decorative brick band, cornice, box shop awning, columns, new shop entrance door, new stallriser, fascia and console/corbel.
- The existing windows would either be removed and replaced with new traditional single glazed sliding sash window or the existing sliding sash windows to be fully refurbished and repainted white.
- Existing render would be removed to the gable and rear elevations and new lime render to be installed.
- New cast iron downpipes, hoppers and gutters to be painted black.
- To the rear elevation an existing parapet wall to the flat roof extension would be increased in height by 6 brick courses.
- Existing window to be removed and new access door formed to the rear elevation.
- Existing ventilation ductwork to be removed and new ductwork to be installed taken through flat roof and up rear outrigger wall.
- Replacement of existing roof with traditional slates to front and rear roof slopes.
- Reinstate truncated chimney, reinstall chimney pots.

POLICY CONSIDERATIONS

The proposal would be in compliance with the Local Plan policies and saved UDP policies listed above.

DESIGN AND CONSERVATION

This premises is a non designated heritage asset located within Prescott Town Centre Conservation Area.

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In summary, 12 Church Street likely dates from the 18th Century, originally a mid-terraced townhouse, and adapted for commercial use in the 19th Century. Following demolition of adjacent properties, it now is the oldest remaining property in the terrace and forms the end of the terrace. The outrigger was used as a watchmakers workshop, in the 1880s it is recorded as being in the occupation of James Scotson and Brothers, tool makers. The building has been subjected to a number of alterations which are architecturally inappropriate and/or incompatible with the fabric of the building.

The proposals form part of the HAZ grant scheme and will result in an enhancement to the conservation area, the non designated heritage asset itself (12 Church Street), and the settings of other heritage assets in the vicinity. Amended plans have been secured including alterations to the shop front , windows and rear elevation so they are more in keeping with the original features. The amended proposals meet the requirements of s72 of the Act and the relevant local planning policies listed above.

OTHER ISSUES

ARCHEALOGY

Following advice from MEAS the heritage statement has been revised to reference two non-designated heritage assets within the application site including a watchmakers workshop to the rear of 12 Church Street.

MEAS have subsequently confirmed that an archaeological watching brief is no longer required and no further archaeology works are required.

ECOLOGY (BATS)

The application has been supported by a Preliminary Bat Roost Assessment. The building has been categorised as of low bat roost potential and therefore an emergence and re-entry survey would normally be required. However in this instance it is considered that reasonable avoidance measures can be secured (through planning condition) which would prevent roof works during the bat active season and in addition the negligible potential for the building to provide a high conservation roost, such as a hibernation roost.

The works to the roof should therefore be carried out during the winter months (October to March inclusive).

Should the schedule of works alter to necessitate works to the roof during the bat active season (between April and September inclusive) then a bat emergence survey would be required prior to the commencement of works to the roof. This is in line with of the Preliminary Roost Assessment Report submitted by the applicant.

The Preliminary Roost Assessment Report recommends the potential roost features observed on the roof should be retained within the development if possible. If this is not possible then the potential roosting habitat will be lost to facilitate development. To compensate for this loss a bat box/tile/brick provision would be required which can be secured by planning condition.

CONCLUSION & REASON FOR DECISION.

The proposal would significantly improve the appearance of the building and would enhance the character and appearance of the conservation area and other nearby heritage assets. Precise details of replacement windows , facing materials, colour finishes and details of the shop front can be secured by planning conditions. There would be no impacts on archaeology or bats subject to planning conditions in respect of the timing of the works and retention/provision of bat roost features.

The proposals would be in compliance with the relevant Local Plan policies listed above and guidance in NPPF.

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RECOMMENDATION:

That Planning permission be granted subject to the following conditions;-

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

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2) The development hereby permitted shall be carried out in accordance with the following plans.

AMENDED PROPOSED FLOOR PLANS - 1621-0003 REV C

AMENDED PROPOSED ELEVATIONS - 1621-004 REV D

AMENDED PROPOSED SHOP FRONT - 1624-005 REV B

LOCATION PLAN - 1621-001 REV A

Reason: For the avoidance of doubt.

- 3) The works to the roof of the building hereby permitted shall be undertaken during the period of October to March (inclusive) as set out in the submitted Preliminary Roost Assessment report. Should the work schedule necessitate the works to the roof taking place during the bat active season (between April and September inclusive) then a bat emergence survey should be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any works to the roof of the building and any recommendations in the survey shall be implemented.

Reason: To safeguard the protection of bats which are a protected species and to ensure compliance with Policy CS8 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

- 4) The potential roost features observed on the roof as set out in the submitted Preliminary Roost Assessment shall be retained where possible. Should this not be possible then a bat box/ tile/ brick should be provided in mitigation for the loss of a potential roosting habitat prior to its removal.

Reason: To ensure that either potential roost features are retained or adequate mitigation for the loss of these features is provided to ensure compliance with Policy CS8 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

- 5) Prior to installation, full details of the design and materials of all new and replacement windows and any new surrounds (including the placement of windows W106 , W107 and W101) shall be submitted to and approved in writing by the Local Planning Authority. Replacement and new vertical sliding sash windows shall be traditionally weighted timber sliding sash windows, with no sash horns. All windows shall be linseed oil putty glazed. Windows shall be sealed using burnt sand mastic and shall receive a painted external finish using Brouns & Co. linseed oil paint in a colour to be submitted to and approved in writing by the Local Planning Authority. Details shall include vertical and horizontal cross sections through the frames and glazing bars at 1:1, and elevations and a section at 1:5 showing the window reveal lintols and cills. The location(s) of each window 'type' should be provided for clarity. The windows shall be installed in accordance with the approved details and shall be retained at all times thereafter.

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

- 6) Full details of the design and materials of the shop front shall be submitted and approved in writing by the Local Planning Authority prior to its installation. Details shall include: vertical and horizontal cross sections at no less than 1:5 and elevations at no less than 1:10 showing the stallriser, shop window cill, column/console, mullion, fanlight fascia housing and cornice. The shop front shall be painted using Brouns & Co. Linseed Oil paint in a colour to be submitted to and approved in writing by the Local Planning Authority. The shop front shall be installed in accordance with the approved details and retained as such at all times thereafter.

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

- 7) Prior to its installation full details of the design of the proposed awning shall be submitted, including materials and colours. The awning design shall not include any advertisement. The design shall demonstrate that the awning will leave a minimum of 2.4m clearance over the highway when fully extended. The awning shall be installed in accordance with the approved details and shall be retained at all times thereafter.

Reason: To preserve the character and appearance of the Prescott Town Centre Conservation Area and in the interests of highway safety and to comply with policy DQ5 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policies CS7, CS19 and CS20 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

- 8) The Keim paint colour to be applied to the lime render shall be submitted to and approved in writing by the Local Planning Authority prior to the use of the render. The render shall be applied in accordance with the approved details and retained at all times thereafter.

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

- 9) Samples of brick and stone to be used externally shall be submitted to and approved in writing by the Local Planning Authority prior to the works on the relevant part of the building commencing (e.g. chimney, parapet wall & infilled portion of window to outrigger). The works shall be undertaken using only the approved brick or stone and shall be retained at all times thereafter.

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

- 10) Details and/or samples of ridge tiles, slate and chimney pots shall be submitted to and approved in writing by the Local Planning Authority prior to the relevant works

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commencing. The roof and chimney pots shall be constructed using the approved materials which shall be retained at all times thereafter.

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

- 11) Details of the design and location of any bird deterrent features installed shall be submitted and agreed in writing by the Local Planning Authority prior to their installation. The bird deterrent features shall be installed in accordance with the approved details and retained as such at all times thereafter.

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

- 12) Specification of rainwater goods to include gutter, hoppers, downcomers and brackets shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. Rainwater goods shall be cast iron, and painted black and shall be installed in accordance with the approved details and shall be retained as such thereafter.

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

- 13) Prior to their installation, design details of the timber fascia/eaves treatment including paint finish and colour, profile and decorative elements shall be submitted to and approved in writing by the Local Planning Authority. The fascia/eaves shall be installed in accordance with the approved details and shall be retained as such at all times thereafter.

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

- 14) Notwithstanding the details shown on the submitted plans prior to the installation of the extraction ductwork, the precise position and colour finish of the extraction apparatus shall be submitted to and approved in writing by the Local Planning Authority. The extraction ductwork shall be installed in accordance with the approved details and shall be retained as such thereafter.

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

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APPENDIX 1
PHOTOGRAPHS

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Informatives

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- 1 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

Mark Quinn

4 October 2022

Alan Kilroe
5 October 2022

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