



Knowsley Council

**REGENERATION AND ECONOMIC DEVELOPMENT
DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 22/00173/FUL

Name and address of applicant

Dr Yihan Guo
12 Oriental Tea House Church Street
Knowsley
Prescot
L34 3LA

Name and address of agent

Cass Associates
Studio 204B
The Tea Factory
82 Wood Street
Liverpool
L1 4DQ

Date of Receipt: 20 March 2022

Date Valid: 30 March 2022

Address/Location Of Development:

Oriental Tea House
12 Church Street
Prescot
Knowsley
L34 3LA

Description of 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.

The Council of the Metropolitan Borough of Knowsley hereby give notice in pursuance of the above Act(s) that Planning Permission has been **granted** for the carrying out of the development referred to above in accordance with the application and plans submitted 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. 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.

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 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
30/03/2022	1621-001 REV A	2	LOCATION PLAN
03/10/2022	1621-003 REV C	2	PROPOSED FLOOR PLANS

03/10/2022	1621-004 REV D	2	PROPOSED ELEVATIONS
20/09/2022	1621-005 REV B	2	PROPOSED SHOP FRONT PLAN AND ELEVATION

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: -

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

This informative is only intended as a summary of the reason(s) for the granting of planning permission. Should you require any further details relating to the decision please contact the relevant case officer (Mark Quinn on 0151 443 2381)

ARTICLE 35 STATEMENT

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.

NOTE FOR APPLICANT:

IMPORTANT - PLEASE READ CAREFULLY THE NOTES BELOW AS FAILURE TO COMPLY COULD MAKE THE DEVELOPMENT HEREBY PERMITTED UNAUTHORISED

- 1) This planning permission is granted in strict accordance with the approved plans. It should be noted however that:
 - a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.
 - b) You or your agent or any other person responsible for implementing this permission should inform Planning Services immediately of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new planning application.
- 2) This permission is granted subject to conditions and it is the owner of the property and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond.
- 3) If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent.

- a) If a condition precedent is not complied with prior to the start of development, the whole of the development will be unauthorised and you may be liable to enforcement action.
- b) In addition, if the requirements of a condition precedent are subsequently not complied with, the development is unauthorised and the only way to rectify the development is the submission of a new application.

If any other type of condition is breached then you will be liable to a breach of condition notice.

- 2 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

Executive Director - Regeneration and Economic Development

Date: 6 October 2022

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. You should ensure that you understand the requirements of all planning conditions and that you fully comply with their requirements. If you are in any doubt about what a condition requires of you, please ask us for assistance. Planning conditions may require you to submit further information to us and await our approval before you can start your development. A failure to do so could result in your development being unlawful and necessitate the submission of a further planning application. A failure to comply with the conditions of the permission/consent may result in the taking of enforcement and potentially legal action, against you to remedy the breach of planning control.
4. A fee is normally payable to discharge planning conditions in accordance with government regulations.
5. This permission does not convey any rights or approval to build on, or develop, any land that is not fully owned or controlled by you, including on party boundaries. You should satisfy yourself that the agreement of any adjoining landowners has been given prior to commencing any building works.
6. 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. Knowsley Council's Building Control team are contactable on (0151)-443 2342 and they would be pleased to assist you.

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.
- As this is a decision for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks 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.