

<u>APPLICATION NO:</u>	23/00053/KMBC1	<u>CASE OFFICER:</u>	Jo Sheridan
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Prescot Town Council
<u>LOCATION:</u>	Cockpit House, 30 - 34 Church Street, Prescot		
<u>PROPOSAL:</u>	EXTERNAL ALTERATIONS COMPRISING OF REFURBISHMENT AND REPAIR WORKS TO EXISTING MASONRY, DOORS, WINDOWS, TIMBER AND LEADWORK		

Site Description

Cockpit House is a Grade II Listed Building located on the southeast corner of Church Street and High Street. The building is immediately opposite the Grade II Listed Masonic Hall and Grade II Listed 2 Derby Street. The site is within Prescot Conservation Area.

Cockpit House was built in the late 18th/early 19th century as a large, grand example of a townhouse in a high-status area of Prescot. The building replaced an earlier house on the site. The building replaced an earlier house on the site. The name refers to there being a cockpit – a venue for cockfights and gambling – on the site during the medieval and early modern periods. Cockpit House was converted from a house into a Bank in 1869.

Cockpit House fronts onto Church Street and is three storeys high. It also has an active frontage along High Street. In the 1980'S the building became a museum. It's use since this time is not clear, however, the building has been subject to the rigours of time with unsympathetic additions and treatment.

Proposal

This application seeks to restore the building and all works proposed are external.

Two applications have been made for works to Cockpit House – planning permission and Listed Building Consent (23/00054/LBC). The application form states the following:

Alterations to masonry:

- The removal of cementitious over pointing and repair with lime mortar beneath to match existing. Loose mortar is to be raked out with an allowance for 30%.
- Replacement of bricks with new to match existing. Modern brickwork is to be removed and replaced with age-appropriate brickwork with lime mortar.
- Masonry paint to be removed and repainted with breathable paint. Sandstone is to be brushed down to remove friable surface and moss growth. Joints to be repointed with lime mortar.

Timber repairs:

- Decorative timber is to be replaced/slice repaired with matching profile.

Windows and doors:

- Windows beyond repair are to be replaced with matching windows. Where

historic windows can be repaired, damaged sections to be replaced with new matching timber matching grain as necessary.

- Damaged glass is to be replaced with matching thickness.
- Existing sash window frame and glazing to be replaced and upgraded to provide better acoustics and security measures.
 - o Existing features such as internal shutters and metal bars to be retained.
 - o All ironmongery to be removed for reused where possible.
 - o Staff and parting beads to be removed along with sash
 - o Weights are to be removed and marked with relevant window number and set aside for reuse.
 - o Broken or decaying putty to be removed and replaced following the priming of bare timber exposed by removal of putty.
 - o Any damaged glass is to be replaced with matching thickness to sample approved by architect.
 - o Local pockets of decay to sashes and to frames to be removed and made good using proprietary timber repair filler.
- Existing architraves, internal shutters, window surround and cill are to be repaired/replaced as necessary.

Lead repairs:

- Existing flashing to be replaced with new code 6 lead flashings, copings, abutments etc.

When asked to confirm the works, the agent acting on behalf of the applicant provide the following table which contains elements not within the original description of development:

Proposed works	Presumed Statutory Requirements
Brick replacement repairs	LBC
Reinstatement of historic style entrance door	Planning and LBC
Removal of redundant M&E equipment	N/A
Stone ident repairs	LBC
Torc and Doff clean to remove pollutants	LBC
Removal of cementitious render and replacement with lime render	LBC
Repointing	N/A
Structural repairs as per engineer's design	LBC
Removal of paintwork from stonework	LBC
Renewal of gutters and downpipes	LBC
Renewal of roof with new slate and installation of insulation	Planning and LBC
Repair of chimneys and installation of age-appropriate pots	LBC
Replacement windows with single glazed historic design to match existing	LBC

Overall, the proposal seeks to carry out external repairs and alterations to the building. This report will focus solely on the works that require planning permission. Listed Building Consent application 23/00054/LBC will consider work that required Listed building Consent.

Consultations

Prescot Town Council: No Comments Received

Town Centre Management: Could there be any further consideration to design or vandal-proofing of windows on Elevation A, ref WG03 – 09 inclusive? The window schedule suggests these windows will be treated the same as all others, but their location at ground floor level adjacent to the bus stop with a lot of young people gathering had led them to be regularly broken.

Historic England: Historic England responded stating that they are not offering advice on the application.

Representations

This application has been publicised by letters sent to 15 neighbours. It has also been advertised by Site Notice and a Press Notice. No representations have been received.

Planning History

None recent.

Relevant Policy

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 NPPF at paragraph 197 states that in determining planning application, 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 viability; and
- c) The desirability of new development making a positive contribution to local character and distinctiveness.

The NPPF at paragraph 199 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to

substantial harm, total loss or less than substantial harm to its significance.

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.

Local Plan Core Strategy:

CS2 – Development Principles

CS19 – Design Quality and Accessibility in New Development

CS20 – Managing the Borough's Historic Environment

Policy CS20 sets out the Local Planning Authority's approach to managing the Borough's historic environment and requires development proposals to preserve or enhance the Borough's historic and architectural assets including buildings and structures of historic importance. Policy CS20 requires preservation of local distinctiveness and character of the Borough's historic assets through sensitive design of new development, including appropriate integration with their setting and immediate landscape.

The Policy states that the re-use of vacant and underused historic assets will be encouraged, with favourable consideration given, where appropriate, to proposals which will:

- a) Enable a use for a purpose sympathetic to its conservation;
- b) Retain or introduce public access; and
- c) Enhance the importance of the asset for local tourism, leisure or the economy

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.

Assessment

Given this planning application relates to alterations to a listed building, the main issue is the impact of the proposal on the heritage asset. The impact on the heritage asset must be considered in the context of the requirements set out by the Planning (Listed Buildings and Conservation Areas) Act 1990. 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 its setting or any features of special architectural or historic interest which it possesses."

Section 72(1) of the Act 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."

The proposed works to the Listed Building are comprehensive and outlined in detail

below. The works are welcomed and are considered to have two effects. Firstly, the proposed works will seek to physically secure the future of the building by renewing the roof, repointing in the elevation using an appropriate mortar, replacing the rainwater goods. Secondly, the works will secure the future use of the building by making it less of a repair liability and more attractive to an end occupier thus securing the future of this important historical asset.

Cockpit House is an extremely valuable heritage asset within Prescott and the works proposed reflect this.

The specific details of the works are to be conditioned. Subject to the planning conditions, the application would be in compliance with the NPPF and Local Plan Core Strategy Policy CS20 as the proposed works would ensure the preservation of the Grade II Listed Building. The proposed would return the building to its prime by carefully removing modern additions and preserving and replicating historical features, such as windows and doors.

There are two main proposals for consideration, namely, the renewal of roof with new slate and installation of insulation and reinstatement of historic style entrance door

Renewal of roof with new slate:

Drawing No. 241085-PUR-00-ZZ-DR-A-2000 Rev P02:

Elevation A (High Street):

- Insulate entire roofs at ceiling level
- Structural timber repairs
- All slate roof to be stripped and renewed. Retain existing slates and makeup shortfall with like for like.

Drawing No. 241085-PUR-00-RF-DR-A-2002 Rev P01 'Proposed Roof Plan':

- Allow for 50% replacement Welsh slates.
- Strip existing roof covering, felt and battens and tip.
- 7 new chimney pots
- Thermal insulation to all roofs
- Allow for 50% replacement of all terracotta ridge tiles

Reinstatement of historic style entrance door:

Drawing No. 241085-PUR-00-ZZ-DR-A-5001 Rev P02.02 'Cockpit House Typical Details'

The main door (DG01) is currently metal. It is proposed that the door is replaced with a timber door, of a design appropriate for the age of the building. The proposed 'Georgian' design proposed to replace both the door and surround.

Cockpit House is an extremely valuable heritage asset within Prescott and the proposed works will have a positive impact upon the character and appearance of the Conservation Area.

The specific details of the works are to be conditioned. Subject to the planning conditions, the application would comply with the NPPF and Local Plan Core Strategy Policy CS20 as the proposed works would ensure the preservation of the Grade II Listed Building. The proposed would return the building to its prime by carefully removing modern additions and preserving and replicating historical features, such as windows and doors.

Other issues:

The applicant has not responded to the comments provided by the Town Centre

manager who raised a concern about potential vandalism of the ground floor windows fronting High Street, given that this area is adjacent to a bus stop. The building has been vacant for approximately three years and some vandalism may be expected. Once the works to the Listed building have been undertaken and the building is active again with passive surveillance, it is expected that acts of vandalism will be much reduced. This is not an issue that prevents the determination of the listed building consent application. The situation currently exists with windows on the High Street and this is not unusual for a lot of the historic buildings within Prescott. With that said, the window schedule referees to laminated glass to some windows and to toughened glass for some windows. Specific detail will be sought via condition as part of the Listed Building Consent.

Conclusion

The proposed works to the Listed Building are comprehensive and outlined in detail in this report. The proposals will improve the appearance of the listed building and will not have any detrimental impact upon the significance of the Listed Building and would safeguard the long-term future of the building.

The proposal would comply with the NPPF and Local Plan Core Strategy Policy CS20 and would have regard to S66(1) and S72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Recommendation

Grant planning permission subject to the following conditions:

Time limit:

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).

Approved plans:

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.

Entrance door:

3. Notwithstanding any description of materials in the application, no works shall take place until full details of the design and finish of the main entrance door DG01 and architrave (to include large scale elevation and section drawings, at no less than 1:10 and mouldings at no less than 1:2, together with details of paint type and finishes) has been submitted to and approved in writing by the Local Planning Authority. Details shall include the profile of the door and surround and final colour scheme. The development shall be carried out in full accordance with the agreed details and retained thereafter.

Reason: To preserve the special architectural and historic character of a Grade II; Listed Building and to preserve the character and appearance of Prescott Conservation Area. In the interests of visual amenity and to comply with Policy CS20 of the Knowsley Local Plan Core Strategy, adopted January 2016, and

the National Planning Policy Framework.

Samples required:

4. Notwithstanding any description of materials in the application, no works shall take place until samples and/or full specification of materials to be used externally on the building have been submitted to and approved in writing by the Local Planning Authority. Sample details will include the following:

- a) Roof slate tiles
- b) Replacement terracotta ridge tiles
- c) New chimney pots

The development shall be carried out only in accordance with the agreed schedule of materials.

The development shall be carried out in full accordance with the agreed details and retained thereafter.

Reason: To preserve the special architectural and historic character of a Grade II; Listed Building and to preserve the character and appearance of Prescott Conservation Area. In the interests of visual amenity and to comply with Policy CS20 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

Informatives:

1. 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.
2. All bat species are designated and protected as European Protected Species (EPS). EPS are protected under the Conservation of Habitats and Species Regulations 2017. It is an offence under the Wildlife and Countryside Act 1981 to intentionally or recklessly disturb bats while they occupy a structure or place used for shelter or protection and an offence to obstruct access to a place of shelter or protection. Should during works bats be found around or within the building, works shall stop and the advice of a qualified ecologist must be sought.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
10/02/202	241085-PUR-00-ZZ-DR-A-2000	P02	Proposed Elevations Sheet 1
10/02/2023	241085-PUR-00-ZZ-DR-A-2001	P02	Proposed Elevations Sheet 2
10/02/2023	241085-PUR-00-ZZ-DR-A-2002	P01	Proposed Roof Plan
07/0/2023	241085-PUR-00-ZZ-SH-A-0001		Window Schedule
10/02/2023	241085-PUR-00-ZZ-SH-A-5001	P02.02	Typical Details

Signed Case Officer¹: **Jo Sheridan**

Signed Authorising
Officer²: **K Foster**

Date: **3 April 2023**

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

Appendix 1 – Site Photographs



