



Knowsley Council

REGENERATION AND ECONOMIC DEVELOPMENT

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 23/00053/KMBC1

Name and address of applicant

Knowsley Council
1st Floor Huyton Library
Civic Way
Huyton
Liverpool
L36 9GD
England

Name and address of agent

Purcell
3rd Floor
St James'
79 Oxford Street
Manchester
M1 6FQ
England

Date of Receipt: 7 February 2023

Date Valid: 10 February 2023

Address/Location Of Development:

Cockpit House
30 - 34 Church Street
Prescot
Knowsley
L34 3LA

Description of Development:

**EXTERNAL ALTERATIONS COMPRISING OF REFURBISHMENT AND REPAIR
WORKS TO EXISTING MASONRY, DOORS, WINDOWS, TIMBER AND
LEADWORK**

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 approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

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.

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.

4. Notwithstanding any description 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.

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.

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
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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: -

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 (Jo Sheridan on)

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.

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 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 the course of works bats be found around or within the building, works shall stop and the advice of a qualified ecologist must be sought.

Head of Planning & Building Control

Date: 3 April 2023

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.

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.