

<u>APPLICATION NO:</u>	23/00054/LBC	<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 us 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 (23/00053/KMBC1). 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. These are listed extensively under the 'Assessment' section of this report.

Consultations

Historic England: Historic England responded stating that they are not to 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 that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets 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

As this is a Listed Building Consent application, 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 Prescot, 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.

All elevations:

Repointing – fully rake out and repoint all elevations of the two storey house – cementitious mortar is present. Raking out existing mortar to be completed by hand only.

Drawing No. 241085-PUR00-ZZ-DR-A-2000 Rev P02:

Elevation B (Church Street):

- 7 new chimney pots
- Removal of paintwork from the existing stone fascia and cornice
- Allow for careful removal and re-pinning stonework in place with 20% allocation for replacement to stone fascia and cornice.
- Code 7 Lead weathering to stone cornice, pediment and stone blocking course. Bituminous underlay.
- Poorly repaired cills/concrete cills to be replaced with matching sandstone (WG01-WG07)
- 15% brickwork repairs throughout all main elevations than those noted.
- Removal of street name plate to above the white masonry strip along Church Street
- Rake out loose mortar and allow for 30% replacement of bricks with new to match existing.
- Structural crack within brick course
- Modern brickwork – allow for removal and replacement with new brickwork to match existing. Release bricks carefully by cutting out jointing material, easing/levering bricks from their backing, prevent damage to bricks being removed and surrounding work. Use manual tools only, lay dust by sprinkling with water, inspect voids with SE or notify any signs of structural movement found within walls, set aside bricks for cleaning and reuse. Bricks: New handmade Georgian brickwork to match existing original adjacent bricks in colour, coursing, size and surface texture
- Stone indent repair to stone plinth – sandstone to match existing colour, grain, and texture, moulding a tooling on site.
- Vents in the windowpanes, brackets, signage and alarm and cabling to be removed.
- Allow removal of stainless-steel flue. If not possible to remove, flue to be painted black.
- Galvanised steel gate to be decorated black.
- Remove existing metal profile sheeting to staircase and replace with terne coated stainless steel roof.

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

Elevation A (High Street):

- Blocked window WF12 to be opened with new single glazed 6/6 timber sash windows to be inserted. New splayed gauged brick lintel to match adjacent WF10. Surrounding brickwork to be made good.
- Blocked window WS13 to be opened with new single glazed 3/3 timber sash window to be inserted.
- New cast iron down pipe

- Timber door to be decorated.
- Rake out loose mortar and allow for 30% replacement of bricks with new to match existing.
- Modern brickwork – allow for removal and replacement with new brickwork to match existing. Release bricks carefully by cutting out jointing material, easing/levering bricks from their backing, prevent damage to bricks being removed and surrounding work. Use manual tools only, lay dust by sprinkling with water, inspect voids with SE or notify any signs of structural movement found within walls, set aside bricks for cleaning and reuse. Bricks: New handmade Georgian brickwork to match existing original adjacent bricks in colour, coursing, size, and surface texture
- Vents in the windowpanes to be removed and electrical box to be removed
- Insulate entire roofs at ceiling level.
- All slate roof to be stripped and renewed. Retain existing slates and makeup shortfall with like for like.
- Stone cornice – allow for 3 linear metres long section of stone cornice and gutter to be replaced to existing profile.
- Cementitious over pointing of all masonry on every façade to be raked out and repointed with new lime mortar.
- Stone indent repair to stone plinth allow for an approximate repair of 2000mm by 450mm.

Drawing No. 241085-OUR-00-ZZ-DR-A-2001 Rev P02:

Elevation D (rear elevation):

- Remove paint from stone fascia. Allow for a provisional allowance of a 25% replacement of stonework requiring re-pining and repointing.
- Remove existing render by hand; provisional sum for 50% replacement brickwork behind existing render; allow for full repointing.
- Allow for TORC clean adjacent to render to remove modern paint from brickwork. Exact methodology to be reviewed on site.
- Remove two existing alarms and associated cabling and all light fittings and surface mounted M&E
- Remove all redundant UPVC foul drainage and make good holes.
- Allow for replacement of stone window cill (WG19)
- Decoration of door DG10
- Modern brickwork – allow for removal and replacement with new brickwork to match existing. Release bricks carefully by cutting out jointing material, easing/levering bricks from their backing, prevent damage to bricks being removed and surrounding work. Use manual tools only, lay dust by sprinkling with water, inspect voids with SE or notify any signs of structural movement found within walls, set aside bricks for cleaning and reuse. Bricks: New handmade Georgian brickwork to match existing original adjacent bricks in colour, coursing, size, and surface texture
- Existing single doors (DS08 and DS04) to be replaced with new boarded doors and frame.
- Redecorate 2 Patress Plates
- Blocked window (WF13) to be reopened and new window inserted, indent repair to sill and sandstone lintel.
- Glazed bricks to be DOFF cleaned.
- Removal of paintwork from existing stonework

Drawing No. 241085-OUR-00-ZZ-DR-A-2001 Rev P02:

Elevation E (rear elevation):

- Remove vents and plywood overlay. Reinstate windows (no reference)

- Unblock window openings and reinstate traditional windows (WF14 and WF15).
- Remove all external emergency lighting.
- Remove all UPVC rainwater goods and replace with cast iron or cast aluminium.
- Renew all timber fascia board to gable end and behind gutter.
- Remove two signs, electrical box and cabling.
- Remove wall mounted M&E and make good masonry.
- Review condition of lintel behind bitumen felt. Renew existing timber lintel in steel if failed.
- Existing modern double doors (DG03) to be replaced with new timber doors and frame.
- Modern brickwork. Allow for removal and replacement with new brickwork to match existing.
- Removal of paintwork from existing stonework

Windows:

Several historic Georgian sash windows remain within the property on the third floor. It is proposed that various windows throughout the property are reinstated with accurate historic detailing based on the timber stiles, rails, glazing bars and sash boxes of the originals. Ground floor windows will be re-instated with laminated glass for security measures which will remove the need for visually intrusive internal security grills. Internal works to the windows will involve repair/replacement of architraves, window surrounds, shutters, and cills.

Ground floor windows WG10, WG11, WG18 and WG19 are to be repaired.

Ground floor windows WG16, WG20 and WG21 are to be part retained and part replaced.

Ground floor windows WG01, WG02, WG03, WG04, WG05, WG06, WG07, WG08, WG09, WG15, WG17, WG22 and WG23 are to be replaced.

First floor windows WF01 to be repaired.

First floor windows WF02, WS03, WF04, WF05, WF06, WF07, WF08, WF10, are to be replaced.

First floor windows WF09, WF11 are to be part retained and part replaced.

First floor windows WF12, WF13, WF14 and WF15 are newly proposed. The windows are currently blocked and are to be opened up again.

Second floor windows WS03, WS05 are to be repaired.

Second floor windows are to be WS01, WS02, WS06, WS07, WS08, WS09, WS10 replaced.

Second floor windows WS04, WS11 are to be part repaired and part replaced.

Second floor windows WS12 and WS13 is newly proposed. The windows are currently blocked and are to be opened up again.

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 is considered a positive enhancement to the Listed Building.

Ground floor doors DG03, DG04, DG18 are currently metal doors, and they are to be replaced with more architecturally suitable timber doors and frames.

Ground floor door DG10 is to be retained, repaired, and decorated.

First floor door DF04 is currently a metal door, and they are to be replaced with timber doors and frame.

Second Floor door DS08 is currently a metal door, and they are to be replaced with timber doors and frame.

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.
- Existing cast slab and pots/vents to be removed from all chimneys.
- 7 new chimney pots
- Thermal insulation to all roofs
- Allow to replace 25% of existing rafters; allow to replace 25% of existing wall plate.
- Allow for 50% replacement of all terracotta ridge tiles.
- Allow for removal of existing sarking board and for installation of new sarking board between timber battens in all areas finished in lead.
- Lead parapet gutter from valley – renewal of sarking board in douglas fir below to create appropriate falls.
- Renewal of lead parapet gutter
- Remove existing metal profile sheeting to staircase and replace with terne coated stainless steel roof.
- Allow for 12 lead roof vents.
- Allow for repairs to timber structure.
- Existing bitumen felt roof to be removed and replaced with terne coated stainless steel.
- Existing coping stone to be lifted and a damp proof membrane installed prior to the stone being relayed in two areas.
- Allow for repairs to all existing bitumen felt flat roofs.

Conclusion

The proposed works to the Listed Building a comprehensive and outlined in detail in this report. 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.

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 Listed Building Consent subject to the following conditions:

Time limit Conservation Area:

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 Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

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.

Details of mortar removal:

3. Notwithstanding any description of materials in the application, no works to the brickwork shall take place until a sample test of the method of the removal of the pointing to the brick work on all elevations of the building has been concluded on site and agreed in writing by the Local Planning Authority. The removal of the existing mortar shall be carried out only in accordance with the agreed method.

Reason: To preserve the special architectural and historic interest 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.

Details of paint removal from stonework and replacement with sandstone cills:

4. Notwithstanding any description of materials in the application, no paint removal shall take place until the specification of the method of the removal of the paint from the stonework on the building has been submitted in writing and a test panel provided on site and agreed in writing with the Local Planning Authority. The paint removal shall be carried out only in accordance with the agreed method. Any proposals to re-apply paint to masonry shall be submitted to the LPA. Details of the type and colour of paint, the extent of painting shall be agreed in writing with the Local Planning Authority prior to the re-painting works commencing. If, following the careful removal of the paint it is found that any on the window cills are cement, allow for replacement of sandstone cills (sample detail secured under condition 5 (j)). Prior to their replacement, details of the window cills to be replaced with sandstone shall first be agreed in writing with the Local Planning Authority.

Reason: To preserve the special architectural and historic interest 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:

5. 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
 - b) Replacement terracotta ridge tiles
 - c) Stone for indent repairs to ensure a correct match to the existing stone colour, texture and grain
 - d) Pointing colour samples
 - e) Pointing sample panel of 1sq.m
 - f) Sample panel of completed brickwork repairs 1sq.m - new handmade Georgian brickwork sample to include gauged brick lintol (1sq.m panel)
 - g) New chimney pots
 - h) Lime render
 - i) Terne coated stainless steel roofing
 - j) Sandstone replacement window cill

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.

Doors:

6. Notwithstanding any description of materials in the application, no works shall take place to any external doors until elevation and section drawings and decorative finishes of proposed doors DG03, DG04, DG18, DF04 and DS08 and the decoration of Door DG10 are submitted to and approved in writing by the Local Planning Authority. Drawings should be at no less than scale 1:20.

Reason: To preserve the special architectural and historic interest 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.

Entrance door:

7. Notwithstanding any description of materials in the application, no works shall take place to the main entrance door on Church Street 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 interest 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.

Historic internal window shutters:

8. Notwithstanding any description of materials in the application, no works shall take place to the internal window shutters until samples and/or full specification of the repairs to the internal historic window shutters have been submitted to and approved in writing by the Local Planning Authority. Details shall include details of how the existing paint is to be stripped and new paint type and final colour scheme.

Reason: To preserve the special architectural and historic interest 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.

Window details:

9. Notwithstanding any description of works to windows in the application, no works shall take place to windows until full details of the proposed repairs and replacement works to the windows have been submitted to and approved in writing beforehand by the Local Planning Authority. Works shall be in accordance with the outline of works within the window schedule. Details shall include specific details of the glazing proposed (including laminated and toughened) sections of astragals, stiles, meeting rails, top rail, bottom rail at a minimum of 1:2, a section through the sash box frame set in reveal at a minimum of 1:5 and elevation drawings at a minimum of 1:10, details of window furniture, and paint colour/type shall also be submitted. For windows/sashes being repaired a method statement and specification describing the full extent of the repairs shall be submitted and agreed in writing by the LPA prior to window repair works commencing.

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.

Rainwater goods:

10. Notwithstanding any description of materials in the application, no works shall take place regarding the replacement of rainwater goods until drawings showing the alterations to the design of the rainwater goods and samples and/or full specification of the proposed replacement rainwater goods, including gutters, downspouts and associated items, have been submitted to and approved in writing by the Local Planning Authority. Any such rainwater goods shall be painted black within three months of being placed on the building subject to this permission and shall be retained 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 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.

Removal of render:

11. Notwithstanding any description of materials in the application, no works shall take place to remove the existing render until full details of how the existing

render is to be removed has first been submitted to and approved in writing by the Local Planning Authority. The render is to be removed using hand tools only and an allowance of 50% replacement brickwork behind existing render is allowed. If it is necessary to replace any of the brickwork it shall be replaced in accordance with the details of proposed brickwork to be agreed under condition 5 (f), along with repointing to be agreed under condition 5 (d) and (e). If the brickwork is in poor condition, i.e. more than 50 % replacement brickwork is required, lime render is allowed to the area (details of the lime render are secured under condition 5 (h)).

Reason: To preserve the special architectural and historic interest 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.

Pattress plate removal:

12. Notwithstanding any description of materials in the application, no works shall take place regarding the pattress plates until full details of what pattress plates are to be removed and any associated compensatory structural work are provided has first been submitted to and approved in writing by the Local Planning Authority. Details must also be provided on how the areas are to be made good. The approved details shall be implemented in full.

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.

Stone cornice:

13. Notwithstanding any description of materials in the application, no works shall take place to the stonework until a sample and full specification of the details of the replacement stone for the stone cornice along High Street has first been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full.

Reason: To preserve the special architectural and historic interest 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.

Replacement roof:

14. Notwithstanding any description of materials in the application, no works to replace the existing metal roofs shall take place until a sample and full specification of the details of the terne coated stainless steel roofs has first been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full.

Reason: To preserve the special architectural and historic interest 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.

Timber roof structure:

15. Notwithstanding any description of materials in the application, no works to replace the main roof of the building shall take place until a sample and full specification of the details of the replacement timber and structures and details of insulation have first been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full.

Reason: To preserve the special architectural and historic interest 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

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

**Signed Authorising
Officer²:**

K Foster

Date:

3 April 2023

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



