



Knowsley Council

**REGENERATION AND ECONOMIC
DEVELOPMENT DEPARTMENT**

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990**

LISTED BUILDING CONSENT

Application No: 23/00054/LBC

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 Listed Building Consent has been **granted** for the carrying out of the works referred to above in accordance with the application and plans submitted subject to the following condition(s):

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.

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 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.

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.

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 cillThe 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.

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.

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.

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.

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.

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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.

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.

12. Notwithstanding any description of materials in the application, no works shall take place regarding the patress plates until full details of what patress 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.

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.

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.

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.

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

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 Listed Building Consent. Should you require any further details relating to the decision please contact the relevant case officer (Jo Sheridan)

- 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.

Executive Director - Regeneration and Economic Development

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.
4. **Listed Buildings:** It is a criminal offence to undertake works to a listed building, which affect its special architectural or historic interest without first obtaining Listed Building Consent and complying with any associated conditions. If you are in any doubt about how this may affect you please contact us before starting any work.

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.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months 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.