

## **Regeneration and Economic Development Department**

**APPLICATION NO:** 21/00341/FUL

**APPLICANT:** Gary Cope

**WARD AFFECTED:** Prescott North

**DEVELOPMENT:** INSTALLATION OF A NEW SHOP FRONT, REPLACEMENT OF WINDOWS TO REAR ELEVATION, ALTERATIONS TO FORMER ATM ON LEYLAND STREET ELEVATION.

**LOCATION OF SITE:** 32 - 34 High Street, Prescott, Knowsley, L34 6HQ,

### **KNOWSLEY LOCAL PLAN ALLOCATION –**

Conservation Areas - Prescott Conservation Area

Town and District Centres - Town And District Centres - Prescott Town Centre

### **RELEVANT POLICIES**

#### **KNOWSLEY LOCAL PLAN: CORE STRATEGY**

CS2 - Development Principles

CS14 - Principal Regeneration Area - Prescott TC

CS19 - Design Quality and Accessibility in New Development

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

#### **TECHNICAL CONSULTATIONS:**

Prescot Town Council - No Comments Received

Conservation & Design Officer - No objections to amended drawings subject to conditions securing details for the proposed windows & materials for shop front and window surround.

#### **NEIGHBOUR NOTIFICATION:**

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.

#### **ARTICLE 35**

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.

#### **ISSUES AND ASSESSMENT:**

##### **Background and Context**

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|--------------------|-----------------------|---------------------|
| PS/DC/OP04/05      | 003                   | 23/9/02             |

The site is within the Prescott Town Centre Conservation Area, which is primarily of interest for its mediaeval layout, Georgian, Victorian and early 20<sup>th</sup> century buildings that housed its civic, religious, commercial and industrial functions as the town grew and changed shape.

The building subject to this proposal was built in the early 20<sup>th</sup> century following the construction of Leyland Street. 32 High Street is recorded in Kelly's Directory (1924) as "Williams Deacon's Bank", This later became part of the Royal Bank of Scotland. The building has a strong Edwardian character, with red pressed brick, buff coloured sandstone details around windows and deep oversailing eaves. It is designed to take advantage of its corner plot, with its main entrance set in the chamfered corner. There are several purpose built banks in Prescott, of which this is one, these signify the importance of the town as a commercial centre and their decorative qualities add to the richness of the street scene in the conservation area.

34 and 36 High Street are shops, likely built concurrently with the bank, but of a simpler architectural style (though notably the chimneys share the same detailing). The original pilasters and fascias of the shopfronts remain and are attractive features, though the remainder of the shopfront to no. 36 appears more modern. The shopfront to 34 is crudely infilled with bricks and plain windows and the brickwork has been painted at first floor level which also negatively affects the visual harmony of the group. No 34 appears to have formed an extension to the Royal Bank of Scotland prior to its closure several years ago.

### Proposal

A new shop front is proposed to No 34 High Street which would match the adjacent premises at 36 High Street . The shop front would comprise timber 4 pane windows and a brick stallriser.

On the Leyland Street elevation where the former ATM was located a new sash window would be installed to match the existing ground floor windows. The cill will also be re-instated to match the existing ground floor cills.

The windows to the rear elevation would have the security bars removed and new top opening sash windows would be installed.

### Policy Considerations

Subject to appropriate planning conditions with regard to the shop front and specific window detailing the proposal would be in accordance with the Local Plan policies listed above.

### Planning History

|                       |                                                                                       |
|-----------------------|---------------------------------------------------------------------------------------|
| <b>APP. NO:</b>       | 02/00026/FUL                                                                          |
| <b>PROPOSAL:</b>      | ALTERATIONS TO ENTRANCE TO INCORPORATE NEW RAMPED ACCESS.                             |
| <b>DECISION:</b>      | PER                                                                                   |
| <b>DECISION DATE:</b> | 22 February 2002                                                                      |
| <b>APP. NO:</b>       | 04/00210/FUL                                                                          |
| <b>PROPOSAL:</b>      | REGRAIDING OF FOOTPATH TO PROVIDE DISABLED ACCESS RAMP                                |
| <b>DECISION:</b>      | PER                                                                                   |
| <b>DECISION DATE:</b> | 31 March 2004                                                                         |
| <b>APP. NO:</b>       | 74/00460/HIST                                                                         |
| <b>PROPOSAL:</b>      | 32 HIGH ST PRESCOT :- INTERNAL ALTERATIONS AND EXTENSION CHANGE OF USE NO 34 CAR PARK |
| <b>DECISION:</b>      | PER                                                                                   |
| <b>DECISION DATE:</b> | 13 December 1974                                                                      |

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**APP. NO:** 74/03743/HIST  
**PROPOSAL:** ILLUMINATED PROJECTING SIGN  
**DECISION:** PER  
**DECISION DATE:** 9 January 1979

**APP. NO:** 74/07252/HIST  
**PROPOSAL:** EXTN FOR STRONG ROOM AND INSTALLATION OF  
AUTOMATIC BANKING MACHINE  
**DECISION:** PER  
**DECISION DATE:** 13 October 1982

**APP. NO:** 74/07853/HIST  
**PROPOSAL:** ILLUMINATED NON PROJECTING SIGN INTEGRAL WITH  
NEW AUTOMATIC TELLER MACHINE  
**DECISION:** PER  
**DECISION DATE:** 20 October 1983

**APP. NO:** 74/09140/HIST  
**PROPOSAL:** REFURBISHMENT OF EXISTING PREMISES AND USE OF  
1ST FLOOR AS OFFICES  
**DECISION:** PER  
**DECISION DATE:** 10 January 1986

**APP. NO:** 97/00466/APP  
**PROPOSAL:** RETENTION OF 1M DIAMETER WALL MOUNTED SATELLITE  
RECEIVING DISH  
**DECISION:** GTD  
**DECISION DATE:** 21 October 1997

**APP. NO:** 12/00154/ADV  
**PROPOSAL:** DISPLAY OF REPLACEMENT SIGNAGE TO INCLUDE THE  
INSTALLATION OF 2 NO. NON-ILLUMINATED FASCIA SIGNS,  
2 NO. EXTERNALLY ILLUMINATED PROJECTING SIGNS  
AND 1NO. INTERNALLY ILLUMINATED ATM HEADER PANEL  
TO EXISTING MACHINE.  
**DECISION:** SPDEC  
**DECISION DATE:** 29 June 2012

**APP. NO:** 16/00123/ADV  
**PROPOSAL:** INSTALLATION OF 2NO NON-ILLUMINATED FASCIA SIGNS,  
1NO NON-ILLUMINATED INFORMATION BOARD, AND 1NO  
INTERNALLY ILLUMINATED PROJECTING SIGN  
**DECISION:** PER  
**DECISION DATE:** 8 April 2016

**APP. NO:** 18/00653/FUL  
**PROPOSAL:** REMOVAL OF ATM AND SIGNAGE AND MAKING GOOD TO  
INCLUDE RE-INSTATEMENT OF WINDOW OPENING AND  
STONE CILL  
**DECISION:** PER  
**DECISION DATE:** 3 December 2018

**APP. NO:** 19/00057/PREAPP  
**PROPOSAL:** PRIVATE AND CONFIDENTIAL

**DECISION:** CONVERSION AND EXTENSION TO BANK TO CREATE A  
33NO BEDROOM HOTEL  
NLTBA

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|--------------------|-----------------------|---------------------|
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**DECISION DATE:** 23 January 2020

**APP. NO:** 20/00185/FUL  
**PROPOSAL:** CHANGE OF USE OF FORMER BANK TO FORM 19 BED HOTEL INCLUDING TWO STOREY EXTENSION TO THE REAR OF THE BUILDING. DEMOLITION OF INTERNAL WALLS, AND CONSTRUCTION OF CAR PARK  
**DECISION:** WDI  
**DECISION DATE:** 5 May 2020

**APP. NO:** 20/00331/FUL  
**PROPOSAL:** CONVERSION OF FORMER BANK TO FORM 9 NO. APARTMENTS TOGETHER WITH A TWO STOREY REAR EXTENSION AND EXTERNAL BIN STORE.  
**DECISION:** REF  
**DECISION DATE:** 26 January 2021

### Design/ Appearance

The proposals are considered to enhance the appearance of this vacant building and thus the Prescott Town Centre Conservation area.

No 34 is currently not in keeping with the adjacent buildings and has a negative impact on the Conservation Area. The former ATM on the Leyland Street elevation again has a negative impact as it is currently boarded up.

### Heritage Impacts

#### Windows

A handful of windows from the rear of the property have been removed recently (without authorisation). Some of these were historic and/or sash windows, and the current application states "rear windows to have security bars removed new top opening sash timber windows installed". However the drawing indicates these will be top hung casement windows rather than sashes.

The three 1<sup>st</sup> floor windows to no 34 (which is to be converted back to a shop) were previously the original sash windows. These should be reinstated in timber to match that former design. Replacement of other rear windows as proposed, (including the alteration from door to window to the rear of no 34) is however acceptable.

#### *ATM removal*

One of the window surrounds has been altered previously to accommodate an ATM (now removed). The plans indicate that this will be restored to a window and the cill reinstated. To ensure these works do happen this should be subject to a condition that these works are completed within 6 months of the date of decision.

#### *Shopfront*

Reinstatement of the currently absent shopfront is strongly welcomed.

The Shopfront SPD sets out the design expectations for new shopfronts in the conservation area. The plans indicates the retention of the historic pilaster and cornice which accords with the expectations set out in section 4.3 of the Shopfront SPD.

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Advice in section 5.4 of the Shopfront SPD also looks for the design and detailing of new development to enhance the uniformity between buildings which are designed as part of a larger terrace or pair, such as is the case here. The proposals meet this expectation.

#### Conclusion and Reason for Decision.

The proposal would enhance the character and appearance of the Conservation Area and improve the appearance of the building. It would be in compliance with Local Plan policies CS19, CS20 and saved UDP policy DQ5 and the relevant guidance in NPPF ( 2021)

#### **RECOMMENDATION:**

That Planning Permission be granted subject to the following conditions.

- 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) The window, stonework and brickwork to be re- instated where the ATM has been removed shall match the existing ground floor window to Leyland Street in terms of colour, texture, profile and where applicable coursing details. These works shall be completed within 6 months of the date of this decision notice.

Reason: To preserve the character and appearance of the Prescott Town Centre Conservation Area in accordance with Saved Policy DQ5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policy CS20 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

- 4) The proposed shopfront including the doors shall be constructed in timber. The sections and profiles of transoms and mullions, and the design and construction of the doors in the shopfront shall match those to No. 36 High Street. The existing timber pilaster and fascia to No 34 shall be retained and repaired. Joinery shall be painted (not stained) a dark colour. The brick used in the construction of the stall riser to No 34 shall match the colour texture and bond of the brick stallriser of No. 36 High Street.

Reason: To preserve the character and appearance of the Prescott Town Centre Conservation Area in accordance with Saved Policy DQ5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policy CS20 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

- 5) Notwithstanding the details submitted on drg 201 rev E prior to installation of any replacement window a section (at no less than 1:2) and elevation drawings (at no less than 1:10) sufficient to describe their detailed designs, shall be submitted to and approved in writing by the Local Planning Authority. (Drawings shall also describe the position of windows within reveals). Installed windows shall be painted white.

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Reason: To preserve the character and appearance of the Prescott Town Centre Conservation Area in accordance with Saved Policy DQ5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policy CS20 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

- 6) Prior to the first occupation of the building the upvc window to the ground floor rear of no. 34 High Street shall be replaced with a timber window, painted white as per the approved drawing 201 Rev E.

Reason: For the avoidance of doubt and to preserve the character and appearance of the Prescott Town Centre Conservation Area in accordance with Saved Policy DQ5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, 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             |
|---------------|---------|---------|------------------------------------|
| 09/04/2021    | 1630 LP | -       | LOCATION PLAN                      |
| 21/09/2021    | 201     | E       | REVISED ELEVATIONS AND FLOOR PLANS |

### Informatives

1. No material alterations to the main doorway, roof coverings, eaves, SVPs or rainwater goods is approved as part of this application.
2. No demolition or reinstatement of the rear single storey element is approved as part of this application.

Mark Quinn

26 October 2021

Alan Kilroe

1 November 2021

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|--------------------|-----------------------|---------------------|
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