

From: Luke Broadhurst <luke@aldrock.co.uk>
Sent: 08 February 2024 13:07:39 UTC+00:00
To: "Hunt, Andrew" <Andrew.Hunt@knowsley.gov.uk>
Subject: External Mail: RE: 8 2 24 - Dormers - 23/02149/FUL - Land At Chapel Street, Prescott, Knowsley
Attachments: 2-4 Chapel Street - Chapel Street View Rev B.jpg, 2-4 Chapel Street - Eccleston Street View Rev B.jpg, 2-4 Chapel Street - Junction View Rev B.jpg, AN48 001 Rev B Existing and Proposed Plans.pdf, AN48 002 Rev B Existing and Proposed Elevations.pdf

CAUTION: This email originated from an external source. If you suspect a potential phishing email, report it via the IT Self Service Portal which can be found within the Quick Links section on Bertha

Hi Andrew,

Please find attached plans addressing your comments as below. I have kept as revision B rather than an additional revision.

Kind regards,

Luke Broadhurst

Architectural Technician

luke@aldrock.co.uk

01254 774943



www.aldrock.co.uk

Unit 5, Cunningham Court, Lions Drive, Shadsworth Business Park, Blackburn, BB1 2QX



Luke Broadhurst

[complete our satisfaction survey](#)

[Data Policy](#)

From: Hunt, Andrew <Andrew.Hunt@knowsley.gov.uk>
Sent: Thursday, February 8, 2024 12:45 PM
To: Luke Broadhurst <luke@aldrock.co.uk>
Subject: 8 2 24 - Dormers - 23/02149/FUL - Land At Chapel Street, Prescot, Knowsley

Dear Luke,

Thanks for your email. In terms of the elevations I have the following initial comments. Please could you make minor changes to make the elevations more consistent and symmetrical.

1. In terms of the rooflights. The proposed elevations look slightly jarring as there are single rooflights and double rooflights. Please could you change the two single rooflights (AOV and OG) to double ones to match the other rooflights and create a consistent frontage.
2. The two windows on the far right are less tall than all the other windows. Please could you amend this to make them the same size.
3. The two windows on the far right are narrower than the two windows they are next to. Please can they be made the same width.



Kind Regards

Andrew Hunt

**Senior Planner
Planning**

Telephone: [0151 443 2204](tel:01514432204)

Knowsley Coun , Nutgrove Building - Second Fl , Westmorland Ro , Huyto , Knowsley, L36 9F
cil oor ad n B



From: Luke Broadhurst <luke@aldrock.co.uk>

Sent: Thursday, February 8, 2024 12:15 PM

To: Hunt, Andrew <Andrew.Hunt@knowsley.gov.uk>

Subject: RE: External Mail: Re: 13 12 23 - Dormers - 23/02149/FUL - Land At Chapel Street, Prescott, Knowsley

Hi Andrew,

Please find attached updated plans and associated images following previous comments. In summary, we have removed the front dormers and replaced with conservation style roof lights. The rear gable has been removed with a flat roof / balcony arrangement in lieu of the gable at the rear. We have also extended the rear dormer across to allow for sufficient head height within the top floor flat. The rear dormer height has also been reduced, reducing the impact on the buildings to the rear.

I trust these changes are inline with the requested amendments and address the previous concerns. Please let me know of any further comments Andrew.

Kind regards,

Luke Broadhurst

Architectural Technician

luke@aldrock.co.uk

01254 774943



www.aldrock.co.uk

Unit 5, Cunningham Court, Lions Drive, Shadsworth Business Park, Blackburn, BB1 2QX



[complete our satisfaction survey](#)

Luke Broadhurst

[Data Policy](#)

From: Hunt, Andrew <Andrew.Hunt@knowsley.gov.uk>
Sent: Wednesday, January 31, 2024 5:26 PM
To: Luke Broadhurst <luke@alldrock.co.uk>
Subject: RE: External Mail: Re: 13 12 23 - Dormers - 23/02149/FUL - Land At Chapel Street, Prescott, Knowsley

Dear Luke,

Thanks for your email. The extension of time until the **16th February** is agreed.

Kind Regards

Andrew Hunt

Senior Planner

Planning

Telephone: [0151 443 2204](tel:01514432204)

Knowsley Coun , Nutgrove Building - Second Fl , Westmorland Ro , Huyto , Knowsley, L36 9F
cil oor ad n B



From: Luke Broadhurst <luke@alldrock.co.uk>
Sent: Wednesday, January 31, 2024 11:20 AM
To: Hunt, Andrew <Andrew.Hunt@knowsley.gov.uk>
Subject: RE: External Mail: Re: 13 12 23 - Dormers - 23/02149/FUL - Land At Chapel Street, Prescott, Knowsley

Hi Andrew,

I hope you're well. We are running slightly behind on amending the plans for this scheme, can I perhaps request a further EoT to 16/02/24? Do we also have any further consultee comments to consider?

Many thanks,
Kind regards

Luke Broadhurst

Architectural Technician

luke@aldrock.co.uk

01254 774943



www.aldrock.co.uk

Unit 5, Cunningham Court, Lions Drive, Shadsworth Business Park, Blackburn, BB1 2QX



[complete our satisfaction survey](#)

[Data Policy](#)

From: Hunt, Andrew <Andrew.Hunt@knowsley.gov.uk>

Sent: Friday, January 5, 2024 1:19 PM

To: Luke Broadhurst <luke@aldrock.co.uk>

Subject: RE: External Mail: Re: 13 12 23 - Dormers - 23/02149/FUL - Land At Chapel Street, Prescott, Knowsley

Dear Luke,

Thanks for your email. I am happy to agree an extension of time until **31st January**.

Kind Regards

Andrew Hunt

Senior Planner

Planning

Telephone: [0151 443 2204](tel:01514432204)

Knowsley Coun , Nutgrove Building - Second Fl , Westmorland Ro , Huyto , Knowsley, L36 9F
cil oor ad n B



From: Luke Broadhurst <luke@aldrock.co.uk>

Sent: Friday, January 5, 2024 12:22 PM

To: Hunt, Andrew <Andrew.Hunt@knowsley.gov.uk>

Subject: External Mail: Re: 13 12 23 - Dormers - 23/02149/FUL - Land At Chapel Street, Prescott, Knowsley

CAUTION: This email originated from an external source. If you suspect a potential phishing email, report it via the IT Self Service Portal which can be found within the Quick Links section on Bertha

Hi Andrew,

I hope you're well and had a good break over the festive period. I received your email as below about making some changes to the scheme, however I was not able to take a look at this in detail before the Christmas break unfortunately. I return back to the office on Monday 8th January but realise we agreed an extension of time to today. Can I perhaps propose a further extension of time until the end of January to allow time to review the requested changes with our client and get back to you with updates.

Many thanks,
Kind regards

Luke Broadhurst

Architectural Technician

Luke Broadhurst

luke@aldrock.co.uk

01254 774943

PLEASE NOTE OUR OFFICES WILL CLOSE FOR THE
FESTIVE PERIOD ON FRIDAY 22nd DECEMBER AT 5PM
AND WILL REOPEN ON WEDNESDAY 3RD JANUARY AT
8.30AM

MERRY CHRISTMAS AND A VERY HAPPY NEW YEAR

THANK YOU ALL FOR YOUR BUSINESS AND SUPPORT IN
2023

www.aldrock.co.uk

Unit 5, Cunningham Court, Lions Drive, Shadsworth Business Park, Blackburn, BB1
2QX

[complete our satisfaction survey](#)

[Data Policy](#)

From: Hunt, Andrew <Andrew.Hunt@knowsley.gov.uk>

Sent: Wednesday, December 13, 2023 2:31 PM

To: Luke Broadhurst <luke@aldrock.co.uk>

Subject: 13 12 23 - Dormers - 23/02149/FUL - Land At Chapel Street, Prescott, Knowsley

Dear Luke,

I have had some initial verbal comments from the conservation officer who has not had time to look fully at the application and provide a full written response.

In summary,

- They state that a front dormer would not be acceptable in principle and would be out of character for the area due to the absence of other front dormers in the area. Instead rooflights should be used at the front.
- Also, the rear gable should be removed as this would visually dominate the rear of the building and would be out of character. Dormers are generally acceptable at the rear but not at the front of the building due to the prominence in the street scene.

Kind Regards

Andrew Hunt

Senior Planner

Planning

Telephone: [0151 443 2204](tel:01514432204)

Knowsley Coun , Nutgrove Building - Second Fl , Westmorland Ro , Huyto , Knowsley, L36 9F
cil oor ad n B



From: Luke Broadhurst <luke@aldrock.co.uk>

Sent: Friday, December 8, 2023 10:57 AM

To: Hunt, Andrew <Andrew.Hunt@knowsley.gov.uk>

Subject: External Mail: RE: 5 12 23 - Dormers - 23/02149/FUL - Land At Chapel Street, Prescot, Knowsley

CAUTION: This email originated from an external source. If you suspect a potential phishing email, report it via the IT Self Service Portal which can be found within the Quick Links section on Bertha

Hi Andrew,

Please find attached updated plans and 3D views with the entrance flipped to allow the street light to remain and proposed dormers reduced in scale. The dormer material has also changed from lead to slate. We have asked for a coal mining risk assessment to be commissioned so I will get this to you as soon as it is ready along with the updated Phase 1 PRA to address Environmental Health comments. Are you able to review the updated plans in the meantime Andrew and reconsult highways.

Kind regards,

Luke Broadhurst

Architectural Technician

luke@aldrock.co.uk

01254 774943



www.aldrock.co.uk

Unit 5, Cunningham Court, Lions Drive, Shadsworth Business Park, Blackburn, BB1 2QX



[complete our satisfaction survey](#)

[Data Policy](#)

From: Hunt, Andrew <Andrew.Hunt@knowsley.gov.uk>

Sent: Tuesday, December 5, 2023 12:16 PM

To: Luke Broadhurst <luke@aldrock.co.uk>

Subject: 5 12 23 - Dormers - 23/02149/FUL - Land At Chapel Street, Prescott, Knowsley

Dear Luke,

Thanks for your email. I confirm I have received the odour assessment.

In terms of the proposed dormer material (lead faced), I think a different material would be more appropriate. The lead material gives the dormers a heavy and substantial look which contrasts with the

general lack of dormers of the rest of the Conservation Area. I believe a different material would be more appropriate for a smaller scale dormer.

In terms of the street light, there may be potential to re – arrange the entrance to the building. You can try to rearrange within the same footprint first, however I will need to run this past highways and see whether this meets their requirements.

In terms of the coal mining risk assessment, we would need this upfront as the report may require protection measures that need to be secured via a planning condition (e.g. to protect against mine gases)
or may require changes to the layout of the scheme.

Kind Regards

Andrew Hunt

Senior Planner

Planning

Telephone: [0151 443 2204](tel:01514432204)

Knowsley Coun , Nutgrove Building - Second Fl , Westmorland Ro , Huyto , Knowsley, L36 9F
cil oor ad n B



From: Luke Broadhurst <luke@aldrock.co.uk>

Sent: Monday, December 4, 2023 2:33 PM

To: Hunt, Andrew <Andrew.Hunt@knowsley.gov.uk>

Subject: External Mail: RE: Dormers - 23/02149/FUL - Land At Chapel Street, Prescott, Knowsley

CAUTION: This email originated from an external source. If you suspect a potential phishing email, report it via the IT Self Service Portal which can be found within the Quick Links section on Bertha

Hi Andrew,

Apologies with the delayed response, we have been super busy lately. I have received your email as below and the one previous with regards to consultees. I can take a look at the dormer sizes and adjust as per your email below. Are you happy with the proposed dormer material?

With regards to the consultee responses, please find attached the odour assessment. I will forward the noise assessment to you when it is ready. With regards to the existing street light, could we perhaps flip

the entrance and keep the street light in place or would the building need moving back? Ideally we would not want to reduce the footprint any further. Could the Coal Mining Risk Assessment Report potentially be conditioned Andrew?

Kind regards,

Luke Broadhurst

Architectural Technician

luke@aldrock.co.uk

01254 774943



www.aldrock.co.uk

Unit 5, Cunningham Court, Lions Drive, Shadsworth Business Park, Blackburn, BB1 2QX



[complete our satisfaction survey](#)

[Data Policy](#)

From: Hunt, Andrew <Andrew.Hunt@knowsley.gov.uk>

Sent: Friday, November 24, 2023 3:03 PM

To: Luke Broadhurst <luke@aldrock.co.uk>

Subject: Dormers - 23/02149/FUL - Land At Chapel Street, Prescot, Knowsley

Dear Luke,

In relation to the above application. I have concerns over the size and scale of the front dormers and consider that these would be excessively dominant within the street scene. The scale of dormer is significantly out of character for the area. The wider conservation area generally lacks dormers especially of the size proposed.

Please could you reduce the size of the dormers and set them back further from the front wall of the dwelling.



Kind Regards

Andrew Hunt

Senior Planner

Planning

Telephone: [0151 443 2204](tel:01514432204)

Knowsley Council, Nutgrove Building - Second Floor, Westmorland Road, Huyton, Knowsley, L36 9FB



KNOWSLEY news



INVEST KNOWSLEY

The KNOWSLEY OFFER

This e-mail and any attachments are confidential. It may contain privileged information and is intended for the named recipient(s) only. It must not be distributed without consent. If you are not one of the intended recipients, please notify the sender immediately and do not disclose, distribute, or retain this email or any part of it and do not take any action based on it.

Unless expressly stated, opinions in this email are those of the individual sender, and not of Knowsley MBC. Legally binding obligations can only be created for, or be entered into on behalf of, Knowsley MBC by duly authorised officers or representatives.

Knowsley MBC excludes any liability whatsoever for any offence caused, any direct or consequential loss arising from the use, or reliance on, this e-mail or its contents. We believe but do not warrant that this e-mail and any attachments are virus free. You must therefore take full responsibility for virus checking and no responsibility is accepted for loss or damage arising from viruses or changes made to this message after it was sent. Knowsley MBC reserves the right to monitor and/or record all e-mail communications through its network in accordance with relevant legislation.

This e-mail and any attachments are confidential. It may contain privileged information and is intended for the named recipient(s) only. It must not be distributed without consent. If you are not one of the intended recipients, please notify the sender immediately and do not disclose, distribute, or retain this email or any part of it and do not take any action based on it.

Unless expressly stated, opinions in this email are those of the individual sender, and not of Knowsley MBC. Legally binding obligations can only be created for, or be entered into on behalf of, Knowsley MBC by duly authorised officers or representatives.

Knowsley MBC excludes any liability whatsoever for any offence caused, any direct or consequential loss arising from the use, or reliance on, this e-mail or its contents. We believe but do not warrant that this e-mail and any attachments are virus free. You must therefore take full responsibility for virus checking and no responsibility is accepted for loss or damage arising from viruses or changes made to this message after it was sent. Knowsley MBC reserves the right to monitor and/or record all e-mail communications through its network in accordance with relevant legislation.

This e-mail and any attachments are confidential. It may contain privileged information and is intended for the named recipient(s) only. It must not be distributed without consent. If you are not one of the intended recipients, please notify the sender immediately and do not disclose, distribute, or retain this email or any part of it and do not take any action based on it.

Unless expressly stated, opinions in this email are those of the individual sender, and not of Knowsley MBC. Legally binding obligations can only be created for, or be entered into on behalf of, Knowsley MBC by duly authorised officers or representatives.

Knowsley MBC excludes any liability whatsoever for any offence caused, any direct or consequential loss arising from the use, or reliance on, this e-mail or its contents. We believe but do not warrant that this e-mail and any attachments are virus free. You must therefore take full responsibility for virus checking and no responsibility is accepted for loss or damage arising from viruses or changes made to this message after it was sent. Knowsley MBC reserves the right to monitor and/or record all e-mail communications through its network in accordance with relevant legislation.

This e-mail and any attachments are confidential. It may contain privileged information and is intended for the named recipient(s) only. It must not be distributed without consent. If you are not one of the intended recipients, please notify the sender immediately and do not disclose, distribute, or retain this email or any part of it and do not take any action based on it.

Unless expressly stated, opinions in this email are those of the individual sender, and not of Knowsley MBC. Legally binding obligations can only be created for, or be entered into on behalf of, Knowsley MBC by duly authorised officers or representatives.

Knowsley MBC excludes any liability whatsoever for any offence caused, any direct or consequential loss arising from the use, or reliance on, this e-mail or its contents. We believe but do not warrant that this e-mail and any attachments are virus free. You must therefore take full responsibility for virus checking and no responsibility is accepted for loss or damage arising from viruses or changes made to this message after it was sent. Knowsley MBC reserves the right to monitor and/or record all e-mail communications through its network in accordance with relevant legislation.

This e-mail and any attachments are confidential. It may contain privileged information and is intended for the named recipient(s) only. It must not be distributed without consent. If you are not one of the intended recipients, please notify the sender immediately and do not disclose, distribute, or retain this email or any part of it and do not take any action based on it.

Unless expressly stated, opinions in this email are those of the individual sender, and not of Knowsley MBC. Legally binding obligations can only be created for, or be entered into on behalf of, Knowsley MBC by duly authorised officers or representatives.

Knowsley MBC excludes any liability whatsoever for any offence caused, any direct or consequential loss arising from the use, or reliance on, this e-mail or its contents. We believe but do not warrant that this e-mail and any attachments are virus free. You must therefore take full responsibility for virus checking and no responsibility is accepted for loss or damage arising from viruses or changes made to this message after it was sent. Knowsley MBC reserves the right to monitor and/or record all e-mail communications through its network in accordance with relevant legislation.

This e-mail and any attachments are confidential. It may contain privileged information and is intended for the named recipient(s) only. It must not be distributed without consent. If you are not one of the intended recipients, please notify the sender immediately and do not disclose, distribute, or retain this email or any part of it and do not take any action based on it.

Unless expressly stated, opinions in this email are those of the individual sender, and not of Knowsley MBC. Legally binding obligations can only be created for, or be entered into on behalf of, Knowsley MBC by duly authorised officers or representatives.

Knowsley MBC excludes any liability whatsoever for any offence caused, any direct or consequential loss arising from the use, or reliance on, this e-mail or its contents. We believe but do not warrant that this

e-mail and any attachments are virus free. You must therefore take full responsibility for virus checking and no responsibility is accepted for loss or damage arising from viruses or changes made to this message after it was sent. Knowsley MBC reserves the right to monitor and/or record all e-mail communications through its network in accordance with relevant legislation.