

<u>APPLICATION NO:</u>	25/00522/LBC	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	St Micheal's	<u>PARISH:</u>	Prescot Town Council
<u>LOCATION:</u>	Huyton and Prescot Golf Club, Perimeter Wall, Huyton		
<u>PROPOSAL:</u>	LISTED BUILDING CONSENT FOR PARTIAL REBUILD AND REPAIRS TO BOUNDARY WALL		

Site Description

The application relates to a section of an existing masonry boundary wall which runs adjacent the public highway and footpath of Huyton Lane and is within the curtilage of Huyton and Prescot Golf Club. The application site falls within the designations of Green Belt, Local Wildlife or Geological Site Urban and Greenspace and Education Land in the Development Plan. Huyton and Prescot Golf Club is located to the south and Kings Business Park located to the north.

The boundary treatment forms a perimeter wall to the Grade II Listed Hurst Hall (List Entry: 1343446) – which is now known as the Huyton and Prescot Golf Club and is understood to date to the 19th century. A section of the wall has been damaged due a vehicle collision from 2025, with some of top blocks having been displaced and damage to the coping stone to the left. The damaged section is located adjacent a lamppost and bus stop, circa 220m north-east from the vehicular entrance to the Golf Club.

The wall appears to be constructed with Bunter Pebble Beds medium-grained red sandstone blocks in a lime mortar with the top of the wall finished with red sandstone radius / half round coping stones.

Proposal

The proposal is for partial rebuild and repairs to the boundary wall.

The proposed works would involve repairs to rebuild the damaged section of the boundary wall of the Grade II Listed Hurst Hall. This would comprise a clean to the existing stone and rebuild the damage section of wall using the existing stone (where possible).

The damaged area, to be rebuilt, measures approximately 3.5m wide x 1.5m high x 0.3 in depth, comprising 6 courses of red sandstone blocks with a half-round matching sandstone capping. The extent of the damage is outlined to include the aforementioned two stone blocks toward the top of the wall, which are displaced, and the damaged coping stone. Elsewhere at least five of the stone blocks have damage to their faces. The remainder of the stone blocks have been partially damaged, and cracks are visible to both vertical and horizontal joints in the area, which extend down towards ground level. As well as the main damaged area of walling, there appear to have been repairs made in the past with a mixture of lime and cement-based mortars in localised areas. Some of the vertical joints to the coping stones have been eroded due to weathering.

It is asserted that due to the nature and extent of the damage and the potential for some of the remaining intact section of wall to suffer further collapse, it may be necessary to locally dismantle an approximate 600mm of the intact sections of wall either side of the visible impact area if it is found on closer inspection or during the course of the repair works to be structurally unsound or in poor condition.

The proposed remedial works concentrate on the stone wall only and no works are planned to the main building at Huyton and Prescot Golf Club or other structures within the curtilage of the golf club within this application.

The submitted Design, Access and Heritage Statement provides a Schedule of Works which is as follows:

- Document and/or photograph damaged section of walling. Label or mark blocks before removal to enable the damaged wall section to be rebuilt in the same configuration of stone as the existing section of wall.
- Carefully remove, clean and set aside any remaining compromised stone on the wall for reuse (approximately 5.25m²).
- Carefully remove existing mortar bed joints to enable reinstatement of the damaged wall section.
- Once the damaged section of wall is dismantled, assess the remaining adjacent wall sections either side of the main impact damage for stability and suitability to take new rebuilt section of wall.
- If further stone needs to be removed due to instability, label/document and carefully remove stone and set aside for reuse in the same configuration of stone as the existing section of wall.
- Rebuild section of wall as existing coursing and coping in lime mortar (potentially NHL 2 1:3 lime/sand – medium coarse texture) using existing stone blocks.
- Where stone is too severely damaged to be repaired, supplement with reclaimed red sandstone to match existing style, colour and dimensions.

Consultations

Conservation Officer: - No objections received, subject to condition to ensure that any removal of mortar from the existing stone shall be carried out by hand tools only.

Prescot Town Council: - No comments received.

Cadent Gas Limited: No objections received, subject to an informative.

Representations

This application has been advertised by way of site notice and a press notice. No representations have been received.

Planning History

No relevant recorded planning history.

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 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.

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

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

PLANNING PRACTICE GUIDANCE (PPG)

Historic Guidance

PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990

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

Given that this is a Listed Building Consent application, the primary issue is the impact of the proposal on the heritage asset which is curtilage listed. The impact on the heritage assets must be considered in the context of the requirements set out by the Planning (Listed Building and Conservation Areas) Act 1990.

Policy

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision makers to have special regard to the desirability of preserving and

enhancing Listed Buildings and their settings, in exercising their planning functions. Considerable importance and weight should be given to the desirability of preserving Listed Buildings and their settings.

NPPF (Paragraph 207) emphasises that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets addressed using appropriate expertise where necessary.

NPPF (Paragraph 210) states that in determining applications, 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 vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

NPPF (Paragraph 212) outlines that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's 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.

NPPF (Paragraph 215) states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Core Strategy Policies CS19 and CS20 seek to preserve or enhance the Borough's historic and architectural assets. These policies require that new development complements and enhances features of historic interest, preserves local distinctiveness and character through sensitive design as well as ensuring new development includes appropriate integration with the setting and immediate landscape.

Consideration of the application

The application site subject to this application is the Huyton and Prescott Golf Club and pertains to a section of damaged masonry wall adjacent the highway of Huyton Lane. The boundary wall is within the curtilage of the Listed Building – Huyton and Prescott Golf Club (formally listed as 'Hurst Hall') List Entry No. 1343446. This was first listed in August 1981.

The List Entry description details: *HUYTON-WITH-ROBY HUYTON LANE SJ 49 SE (south-east) 6/13 Hurst Hall, Huyton and Prescott Golf Club (formerly listed as "Hurst Hall (or 3/8/81 House) including detached clock tower to south-east")*

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House, now golf club house. 1830s with extensions of 1870s. Stucco on stone with hipped slate roof, brick extensions. 2 storeys, 5 bays. Base and broad 1st floor sill

band, boxed eaves. Blind ground floor windows; those to 1st floor are sashed with glazing bars, the central window with architrave, frieze and consoled cornice. Entrance has flat pilasters, flanking lights and complete overlight; paired 3- panel doors. Doric porch with paired fluted columns. 2 cross-axial stacks. Returns of 6 bays with 2-bay central forward breaks, the left return has large C20 windows. Extension to right return has square tower with round stair turret with pedimented datestone: "1877/JA". Top stage has flat pilasters and 3 windows. Top entablature and balustrade. Stair turret has slots with round-headed lintels and cupola. Tower to left return connected by C20 flat-roofed range. Vertical strips with narrow windows between. Clock stage corbelled out, with frieze, cornice and parapet with pinnacles and balustrading. Domical vault has square lantern with cupola and weathercock.

The masonry wall is within the curtilage of the Listed Building and is understood to be date to the 19th century. It is believed to be constructed with coursed Bunter Pebble Beds medium-grained red sandstone blocks (alternative names include Chester Pebbles Beds, Woolton Stone, Rainhill Stone, Tranmere Stone, Speke Stone), in a lime mortar. The head of the wall is finished with red sandstone radius/half round coping stones.

The Design, Access and Heritage Statement submitted to support the application outline details of how Heritage Asset issues have been assessed.

This includes as little intervention to the historic fabric as is possible, given the damage. Materials, such as, the red sandstone, will be retained/reused as far as possible in relation to the stability of the existing materials. Only significantly damaged materials, beyond cleaning or repair will be replaced and supplemented with new (or reclaimed) to match the existing material, style, dimensions, and profile.

Some modifications/interventions to the existing wall have been previously made to the mortar pointing in more recent times with the addition of cementitious render. The proposal is to reinstate the wall as per the existing style and layout. It is intended that the damage will be repaired on a like-for-like basis. There is no intention to remove any 'historic' materials outside the area of damage.

The Heritage Statement also outlines that the affected section of masonry is an integral part of the original historic fabric of the boundary wall to the main house at the Huyton and Prescott Golf Club and showcases traditional building methods and materials of its time.

The proposed works would ensure that the wall structure, the surrounding area and unaffected remaining historic building materials are stabilised. Whilst there may be a (further) minor loss or damage to some original and historical material, such as damage to the stone following removal, this may be limited by the careful removal of the stone with the use of hand tools where appropriate. There may be a minor change in appearance of the wall associated with the introduction of new or reclaimed material, such as the stone and mortar. Where new or reclaimed materials are introduced, there may be some slight variation in colour, texture and appearance (for example, if existing materials have worn or aged over time) which contrast to the surrounding and existing materials. These differences in appearance should become less noticeable and should fade over time or be less visible after a period of weathering, after which these materials will gradually blend into the existing materials and finish.

It is the intention that any repair works are designed to minimise impact and the loss of original historic material, by retaining and reusing as much of the existing historic

where possible and to ensure a best match for new or reclaimed stone, while utilising traditional/historical material specifications.

The PPG, Paragraph 018 stipulates that *proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset.*

The application has been reviewed by the Conservation Officer who raises no objection to the proposed works. The Officer notes that, subject to the proposed works being carried out in accordance with the methodology set out in the proposed schedule of works and general specification, which sets out that the repair will match the “style, layout, dimensions, colour and materials as existing”, in section 5.0 of the Design, Access and Heritage Statement prepared by Crawford Building Consultancy (submitted 10/09/2025), it will cause no discernible harm or loss of significance to the heritage asset identified above. To further safeguard and avoid any potential harm to heritage assets, the Conservation Officer has recommended that if the application is to be approved then a condition should be included to instruct that any works to remove mortar from the existing stone should be carried out using only hand tools.

As such, the proposal complies with the objectives contained in Chapter 16 of the NPPF and Local Plan Policy CS20 and no concerns are raised from a heritage perspective. The proposed works would repair and improve the appearance of the existing boundary wall and preserve the setting of the Listed Building.

Conclusion

The proposed works would repair the damaged section of the existing boundary wall and preserve its overall appearance. The works would not cause any harm to the architectural or historic character or setting of the Listed Building and would preserve this designated Heritage Asset. The proposal would comply with Core Strategy Policies CS2, CS19 and CS20, Saved Policy DQ5, Chapter 16 of the NPPF and S66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Recommendation

That Listed Building Consent be granted 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 18 of the 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 and the agreed schedule of works outlined within the submitted and approved Design, Access and Heritage Statement (ref: 001, received on 10/09/2025), which for the avoidance of doubt are as follows:
 - Document and/or photograph damaged section of walling. Label or mark blocks before removal to enable the damaged wall section to be rebuilt in the same configuration of stone as the existing section of wall.
 - Carefully remove, clean and set aside any remaining compromised stone on the wall for reuse (approximately 5.25m²).

- Carefully remove existing mortar bed joints to enable reinstatement of the damaged wall section.
- Once the damaged section of wall is dismantled, assess the remaining adjacent wall sections either side of the main impact damage for stability and suitability to take new rebuilt section of wall.
- If further stone needs to be removed due to instability, label/document and carefully remove stone and set aside for reuse in the same configuration of stone as the existing section of wall.
- Rebuild section of wall as existing coursing and coping in lime mortar (potentially NHL 2 1:3 lime/sand – medium coarse texture) using existing stone blocks.
- Where stone is too severely damaged to be repaired, supplement with reclaimed red sandstone to match existing style, colour and dimensions.

Reason: For the avoidance of doubt.

- 3) The development hereby permitted shall only be carried out using only hand tools for any works to remove mortar from the existing stone.

Reason: For the avoidance of doubt and to prevent further damage to the heritage asset.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
10/09/2025	002 CBC-1874049-01(00)	-	LOCATION PLAN
10/09/2025	003 CBC-1874049-02	-	BLOCK PLAN
10/09/2025	004 CBC-1874049-03(00)	-	EXISTING AND PROPOSED ELEVATION ON SECTION OF DAMAGED WALL
10/09/2025	001	-	DESIGN, ACCESS AND HERITAGE STATEMENT

Signed Case Officer¹:

Reece Black

Signed Authorising Officer²:

Jo Sheridan

Date:

12/02/2026

Informatives

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

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

1 See attached letter from Cadent.