

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 21/00288/FUL

APPLICANT: Yates property investments ltd

WARD AFFECTED: Prescot North

DEVELOPMENT: PROPOSED REPLACEMENT SHOP FRONT, REMOVAL OF UPPER FLOOR WINDOW AND ASSOCIATED RESTORATIVE WORKS TO FRONT ELEVATION

LOCATION OF SITE: Prescot Pound Store, 50 Eccleston Street, Prescot, L34 5QJ

KNOWSLEY LOCAL PLAN ALLOCATION –

Prescot Town Centre Conservation Area
Town and District Centres - Prescot Town Centre

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles
CS6 - Town Centres and Retail Strategy
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)

S2 – Diversification of uses within existing centres
S7 – Local Centres and Parades
S9 - Shop Fronts and Security Shutters
DQ5 - Development in Conservation Areas

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.

PLANNING HISTORY

N/A

TECHNICAL CONSULTATIONS:

Conservation – The proposed development is acceptable from a conservation and design perspective. The following conditions are recommended.

- Materials schedule generally and samples of stallriser brick and pointing to stallrisers, tiles and grout to the recessed doorway

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

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- Details of the obscure glazing to the leaded transom lights and fanlight over the door
- Confirmation of the colours of the new brickwork, joinery and awning (box and fabric)

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 14 neighbours and by site and press notices. No representations have been received.

ISSUES AND ASSESSMENT:

PROPOSAL

The application is an application for a proposed replacement shop front, removal of upper floor window and associated restorative works to front elevation.

POLICY CONSIDERATIONS

The application site is situated within Prescott Town Centre. The shopfront is consistent with the main use of the site and is therefore acceptable in principle.

The application complies with policies CS2, CS6, CS19 and CS20 of the Knowsley Core strategy and policies S2, S7, S9 and DQ5 of the Unitary Development Plan.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the proposal is acceptable and appropriate to its town centre location. The application raises no crime or anti-social behaviour issues.

IMPACT ON PRESCOT TOWN CENTRE CONSERVATION AREA

The proposal would enhance the appearance of the unit and would have a positive impact on the Prescott Town Centre Conservation Area by restoring the historic features of the shopfront provided that conditions are imposed in relation to obscure glazing, colours and materials. This is supported by the views of the council's heritage officer who supports the development. Overall, the application complies with Core Strategy Policy CS20 and Unitary Development Plan Policy DQ5.

RESIDENTIAL AMENITY

The proposal would not harm the amenity of neighbouring properties/premises.

CONCLUSION

The proposal is acceptable in terms of design and crime prevention, and would not harm the amenity of neighbouring properties. The application would result in a positive impact on the Prescott Town Centre Conservation Area. The application complies with local planning policies and is recommended for approval.

RECOMMENDATION:

That Planning Permission be granted subject to the following condition(s):-

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- 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) Prior to installation, the following details shall have been submitted to and been agreed by the local planning authority.
- A Material Schedule.
 - Samples of stallriser brick and pointing to stallrisers, tiles and grout to the recessed doorway.
 - Details of the obscure glazing to the leaded transom lights and fanlight over the door.
 - Confirmation of the colours of the new brickwork, joinery and awning (box and fabric).

Reason: To preserve and enhance the character of Prescott Town Centre Conservation Area in accordance with Core Strategy Policy CS20.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
03/08/2021	201	Rev B	Proposed Finishes Plan
03/08/2021	300	Rev C	Shop Front Section/ Elevation Detail B.1
03/08/2021	301	Rev C	Shop Front Section Detail B.2
03/08/2021	303	Rev C	Proposed Shop Front Pilaster
03/08/2021	302	Rev B	Proposed Shop Front 1:5 Details
03/08/2021	100	Rev C	Existing/Proposed Shop Section/ Elevation
03/08/2021	200	Rev E	Proposed Drawings
31/03/2021	SK001	-	Location Plan and Site Plan
31/03/2021	-	-	Design and Access Statement

Informatives

N/A

Andrew Hunt

4 August 2021

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Alan Kilroe
5 August 2021

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