

HERITAGE IMPACT ASSESSMENT 12 LEYLAND STREET, PRESCOT. L34 5QP

STATEMENT PREPARED BY: MR MIKE CARR MSc MRTPI, MAT DESIGN LIMITED
ON BEHALF OF: MRS K MAWDSLEY @ SKIE PROPERTIES LIMITED
DATE: APRIL 2026

1. INTRODUCTION & THE PROPOSED DEVELOPMENT

This Heritage Impact Assessment (HIA) has been prepared to support a planning application that proposes the material change of use of the building from residential dwelling (use class c3) to a commercial premises falling under Use Class E. No changes whatsoever are proposed to the external appearance of the building.

The plans that are submitted with the planning application show the extent of the material change of use and are annotated to that any reader can fully understand the extent of the proposed development. For the avoidance of doubt, the submitted plans are annotated as follows:

- The proposed development is restricted to a material change of use of the building.
- There are no changes to be made to the external appearance of the building.
- There are no new or replacement materials proposed to the external appearance of the building.
- There are no changes proposed to the existing car parking arrangements in this Town Centre location.
- The inter-action of the building with regards to its position in Prescott Town Centre and the Prescott Town Centre Conservation Area, would be unaltered, causing less than significant harm to the Conservation Area.

2. THE APPLICATION SITE & ITS HERITAGE DESIGNATION

The site that is the subject of this planning application is a terraced residential property set across 2 floors, which is located to the east side of Leyland Street, Prescott. In terms of the setting of the site

within the surrounding area, the application site is located within both the Prescott Town Centre and the Prescott Town Centre Conservation Area.

Its location in the Prescott Town Centre Conservation Area means that the site is important to the setting and character of the Conservation Area, which this Heritage Impact Assessment (HIA). In terms of other nearby heritage assets, 17 Atherton Street is a Grade: II Listed Building, which sits to the east of the application site. There are no physical impacts thorough this development regarding the physical or location use of this building

3. PLANS AND INFORMATION PRESENTED TO SUPPORT THIS PLANNING APPLCIATION

The following plans and information are presented to support the consideration of this planning application:

- The site location plan,
- The existing and proposed plans floor and roof plans,
- The Design & Access Statement (DAS) and,
- The Heritage Impact Assessment (HIA).

4. THE HERITAGE ASSET AND THE LEGISLATIVE/PLANNING POLICY HERITAGE ASSESSMENT

PLANNING POLICY FRAMEWORK

The Heritage Asset in this case is the Prescott Town Centre Conservation Area, with that designation requiring the proposed development to be considered in terms of the harm caused to that Heritage Asset.

In terms of the legislative and planning policy framework, the Act of Parliament, along with the National and Local Planning Policies that directs the consideration of the planning and the Listed Building Consent applications, is made up of the following framework:

- **Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990**, which requires local planning authorities to pay special attention to the desirability of preserving or enhancing the character of a conservation area
- **Section 16 of the National Planning Policy Framework 2023 (Conserving and enhancing the historic environment)** sets out the most up to date planning guidance in relation to development opportunities that affect heritage assets, with paragraph 195 advising that:

“Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value⁶¹. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations”.

Further to the above, NPPF paragraphs 200 - 204 provide advice in relation to proposals affecting heritage assets, with paragraph 203 setting out 3 primary considerations in determining applications. Those considerations are:

- 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.

In addition, NPPF paragraphs 205 - 214 provide advice in relation to the consideration potential impacts, which generally reflect the concept of preservation and/or enhancement of the heritage asset, as identified in The Planning (Listed Building & Conservation Areas) Act 1990, whilst paragraph 202 sets out that Local Planning Authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but

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which would secure the future conservation of a heritage asset, outweigh the dis-benefits of departing from those policies and;

- ***The Knowsley Local Plan Core Strategy (2016)*** provides the adopted local policy framework, against which the proposals for this site are to be considered against Local Policy CS20 - Managing the Borough's Historic Environment.

5. HERITAGE ASSESSMENT & CONCLUSIONS

The application site is a building that is located within the Prescott Town Centre Conservation Area, with this side of Leyland Street being characterized by a row of 2-storey buildings with a single bay, which front directly onto Leyland Street.

The proposed development is described as the material change of use of the building from residential dwelling (use class c3) to commercial premises falling under Use Class E. No external alterations are proposed which would affect the appearance of the building. In addition, the material change of use would reflect the same uses that are found along Leyland Street, which make up an integral part of the Prescott Town Centre Conservation Area. As such, there would be no demonstrable harm to the character and appearance of the Prescott Town Centre Conservation Area

The development would therefore result in the preservation of the heritage asset, as directed through the Planning (Listed Buildings & Conservation Areas) Act 1990, the 2023 NPPF and the adopted planning policy framework set out in the Knowsley Local Plan Core Strategy.

Paragraph 208 of the NPPF identifies 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.

We consider that the public benefits in this case, would clearly outweigh the less than substantial harm and would both preserve and enhance the designated heritage assets. As such, when the proposed development is considered and balanced against the Local and National planning framework, we

Project:

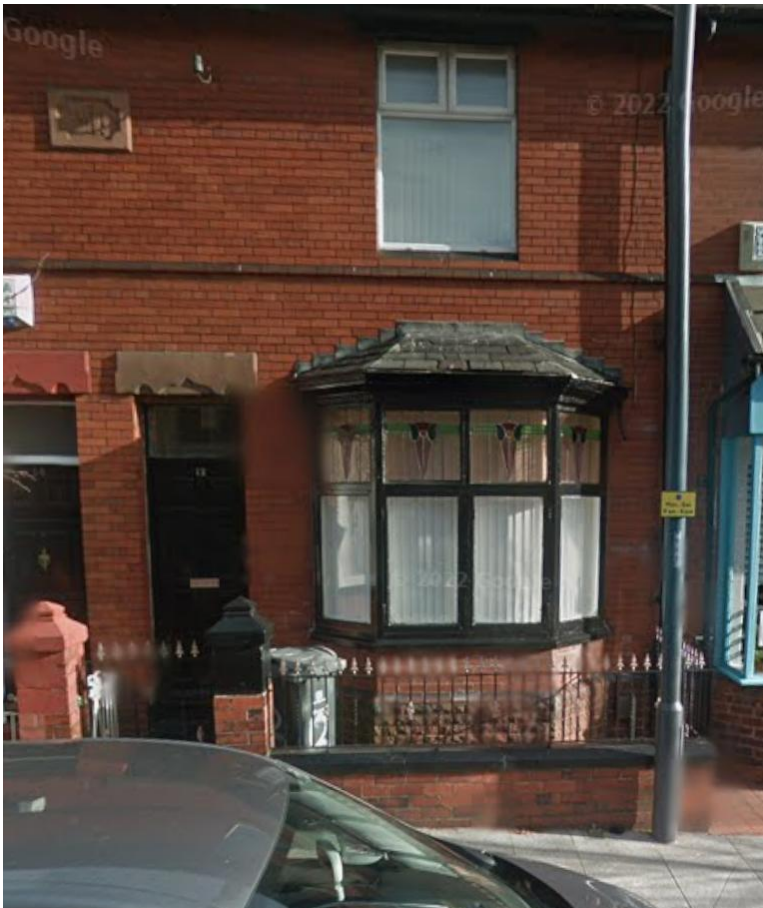
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consider that the development is a sustainable form of development as set out in paragraph 8 of the NPPF 2024. Planning permission should therefore be approved in this case.

ANNEX 1 – SITE PHOTOGRAPH



12 LEYLAND STREET SITE FRONTAGE