

APPLICATION NO: 23/00834/FUL

CASE OFFICER: Mark Quinn

WARD: Prescot North

PARISH: Prescot Town
Council

LOCATION: The Watchfactory, Albany Road, Prescot

PROPOSAL: INSTALLATION OF ROOF MOUNTED SOLAR PHOTOVOLTAICS (PV)
TO ROOF SLOPES OF THE NEW BUILD ANNEXES, BLOCK A, BLOCK
B

Site Description

The application site comprises a four storey building built in 1893 with two modern two storey annex extensions at the rear . The building has a high degree of historic interest, exemplar of a key phase in the history of the watch-making industry which is so important to Prescot.

Proposal

It is proposed to mount the solar photovoltaics (PV) panels to the roof slopes of the annex buildings A & B.

The panels will sit 120mm proud of the existing south facing roof slopes, above the slate roof, which is retained.

Consultations

Prescot Town Council - No Comments Received

Conservation & Design Officer - No Objections raised

Representations

This application has been publicised by letters sent to 214 neighbours. It has also been advertised by Site Notice and a Press Notice. No representations have been received.

Planning History

15/00733/FUL - APPLICATION TO VARY CONDITION 2 ATTACHED TO PLANNING PERMISSION 12/00400/HYB (CONVERSION OF FORMER WATCH MAKING FACTORY TO FORM 54 EXTRA CARE APARTMENTS AND ANCILLARY USES (USE CLASS C2/C3) TOGETHER WITH DEMOLITION WORKS TO THE REMAINING BUILDINGS FORMING PRESCOT TRADE CENTRE TO ALLOW FOR THE ERECTION OF 16 NO. EXTRA CARE BUNGALOWS (USE CLASS C2/C3) TOGETHER WITH CONSTRUCTION OF NEW VEHICULAR/PEDESTRIAN APPLICATION), AND OUTLINE APPLICATION FOR THE ERECTION OF 62 NO. DWELLINGS (ACCESS, SCALE AND LAYOUT TO BE CONSIDERED AT THIS STAGE) TO ALLOW FOR AN AMENDMENT TO THE SCHEDULE OF APPROVED PLANS IN RELATION TO RECONFIGURED ESCAPE STAIRS WITHIN NEW

RESIDENTIAL WING, INCREASED HEIGHT TO LIFT SHAFTS & CORES, ALTERATIONS TO SOME WINDOW TYPES BY WAY OF VENTS TO TOP , ALTERATION TO CANTILEVERED PORTION ABOVE MAIN ENTRANCE TO BLOCK A, RE-LOCATION OF SUB-STATION TO FRONT ALBANY ROAD, ALTERNATIVE SPECIFICATION FOR 'GREEN WALL' TO THE LISTED WATCH FACTORY GABLE FACING OLIVER LYME ROAD.

DECISION: PER

DECISION DATE: 2 November 2016

APP. NO: 19/00297/FUL

PROPOSAL: DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 88 NO. AFFORDABLE DWELLINGS, THREE NO. APARTMENTS BLOCKS COMPRISING 103 AFFORDABLE APARTMENTS IN TOTAL, CAR PARKING, LANDSCAPING, OPEN SPACE AND ASSOCIATED WORKS.

DECISION: PER

DECISION DATE: 24 March 2020

APP NO: 23/00542/LBC

PROPOSAL: INSTALLATION OF ROOF MOUNTED SOLAR PHOTOVOLTAICS (PV) TO ROOF SLOPES OF THE NEW BUILD ANNEXES, BLOCK A & BLOCK B

DECISION: PER

DECISION DATE: 23 JUNE 2023

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

CS22 - Sustainable and Low Carbon Development
CS23 - Renewable and Low Carbon Infrastructure

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

DQ7 - Listed Buildings

National Planning Policy Framework

Other Guidance

Conservation Principles, Policies and Guidance, Historic England 2008
Good Practice Advice Notes 2 and 3 (2015) Historic England
Energy Efficiency and Historic Buildings: Solar Electric (Photovoltaics), Historic England 2018

Article 35 Statement

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.

Assessment

The proposals must be considered in light of the duty within the Planning (Listed Buildings and Conservation Areas) Act. In considering whether to grant planning permission or permission in principle for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The PV arrays are sited such that the physical impacts will be solely to the modern extensions to the Listed Building, and will therefore not affect, or put at risk, any historic fabric.

The panels will sit 120mm proud of the existing south facing roof slopes, above the slate roof, which is retained. They will be visible from certain locations such as views from the windows from the top floor corridor of the historic main Watch Factory building. The PV panels are however to be arranged in long lines and offer a simple appearance consistent with the 'industrial' character and simple roofscape of the building. By virtue of the parapet roof, and the quite built-up context, the visual impacts externally will be very limited. Given the industrial character of the building it is considered these visual changes will not affect the significance of the listed building.

The solar panels were originally shown on the north facing roof slope, however this has now been corrected to show them on the south facing slopes and the applicant has confirmed that all cables and electrical equipment associated with the PV panels would be within the new build extensions which is considered to be satisfactory and would not have any adverse impact on the listed building.

Given the positions of the solar panels in relation to the surrounding dwellings would be no adverse impact on the amenity of any nearby residents.

The proposed solar panels would generate a total production of 67.830kWh's per annum and would be in compliance with Local Plan policies CSS22 and CS23.

Conclusion

The proposal is considered acceptable in terms of residential amenity, design, appearance and impact on the historic building and would be in compliance with Local Plan policies CS2, CS19, CS20, CS22 and CS23 and saved UDP policy DQ7.

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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
06/06/2023	33289-SUT-ZZ-XX-DR-S-1004	REV P02	PROPOSED ELEVATIONS
25/04/2023	33289-SUT-ZZ-XX-DR-S-1005	REV P01	PROPOSED ELEVATIONS
25/04/2023	33289-SUT-ZZ-XX-DR-S-1101	-	LOCATION PLAN
25/04/2023	33289-SUT-ZZ-XX-DR-S-5501	REV P01	PROPOSED ROOF PLAN
25/04/2023	33289-SUT-ZZ-XX-DR-S-5502	REV P01	PROPOSED SECTION SHOWING PV PANELS
25/04/2023	LPS/AM/33289	-	DESIGN & ACCESS STATEMENT
25/04/2023	LPS/WB/33289	-	HERITAGE ASSESSMENT
25/04/2023	-	-	PV SPECIFICATION

Signed Case Officer¹: M Quinn

Signed Authorising Officer²: K Foster

Date: 7 July 2023

Informatives

Not Applicable

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

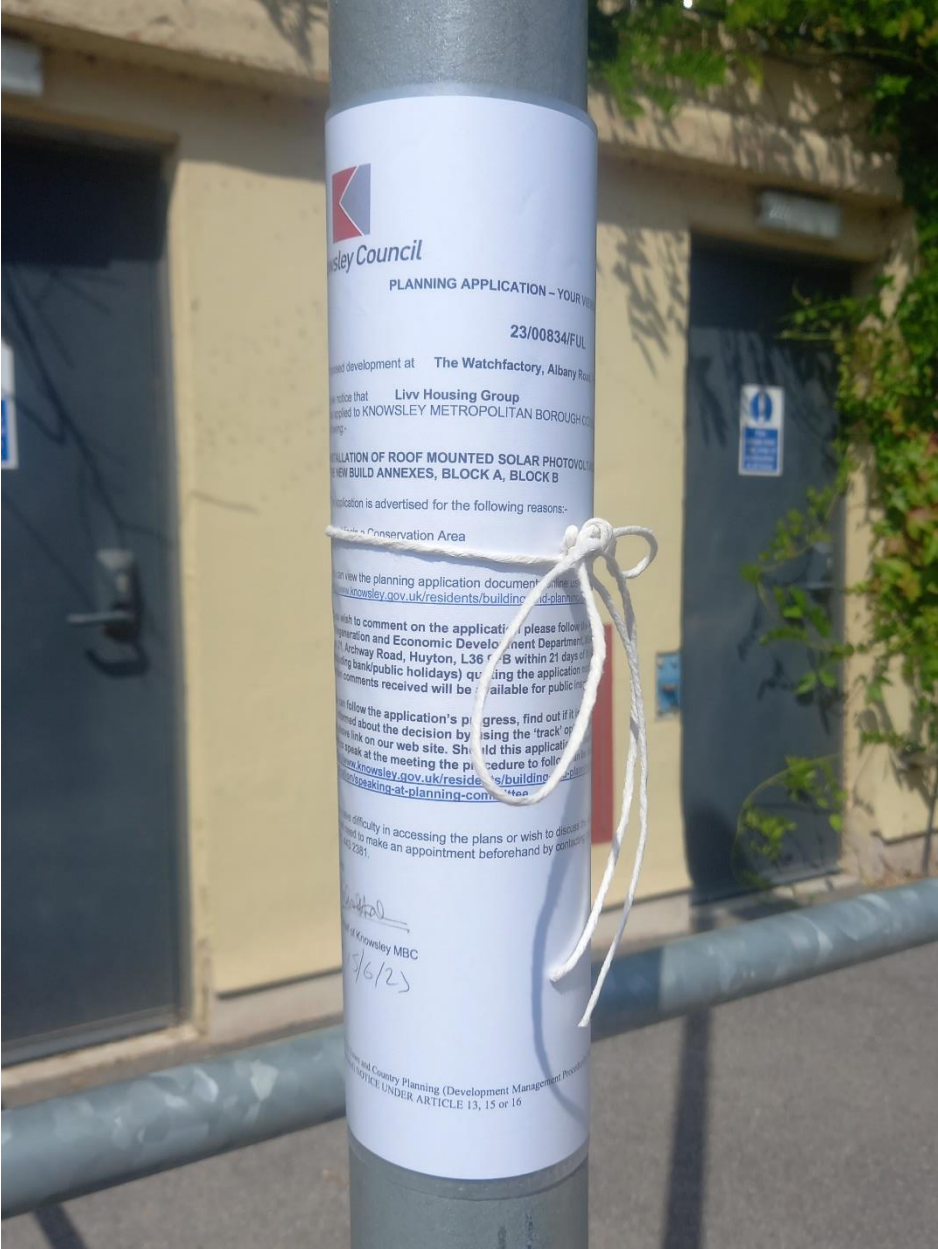
² I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

Appendix 1 – Site Photographs









Knowsley Council

PLANNING APPLICATION – YOUR VIEW

23/00834/FUL

Proposed development at The Watchfactory, Albany Road

Proposed by Livv Housing Group
Applied to KNOWSLEY METROPOLITAN BOROUGH COUNCIL

INSTALLATION OF ROOF MOUNTED SOLAR PHOTOVOLTAIC PANELS
NEW BUILD ANNEXES, BLOCK A, BLOCK B

The application is advertised for the following reasons:-

1. The site is within a Conservation Area

For more information or to view the planning application documents, please visit the council's website at www.knowsley.gov.uk/residents/building-and-planning

If you wish to comment on the application, please follow the procedure set out in the Planning and Economic Development Department's Planning Policy (Archway Road, Huyton, L36 7FB) within 21 days of the application being advertised (excluding bank/public holidays) quoting the application number. Comments received will be made available for public inspection.

To follow the application's progress, find out if it has been approved or about the decision by using the 'track' option on our website. Should this application be approved, you will be asked to attend the meeting the procedure to follow is set out in the council's website at www.knowsley.gov.uk/residents/building-and-planning or [speaking-at-planning-committee](https://www.knowsley.gov.uk/residents/building-and-planning/speaking-at-planning-committee)

If you have difficulty in accessing the plans or wish to discuss the application, please contact the council's Planning Department on 0151 475 2381.

[Signature]
Councillor, Knowsley MBC

15/6/23

Knowsley and Country Planning (Development Management Procedures)
PLANNING OFFICE UNDER ARTICLE 13, 15 or 16