



Knowsley Council

**REGENERATION AND ECONOMIC DEVELOPMENT
DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 22/00236/FUL

Name and address of applicant

JRD Property Developments Ltd
Waterloo Buildings
21-23 Bridge Street
Birkenhead
CH41 1 AS

Name and address of agent

Paddock Johnson
Studio 2
The Lyceum
Bath Street
Port Sunlight
CH62 4UJ

Date of Receipt: 20 April 2022

Date Valid: 4 May 2022

Address/Location Of Development:

Pro Vapours
25 Eccleston Street
Prescot
Knowsley
L34 5QA

Description of Development:

INSTALLATION OF NEW SHOP FRONT TOGETHER WITH THE REPLACEMENT OF SASH WINDOWS, BRICK REPAIRS AND REPOINTING, REPLACEMENT OF MISSING/SKIPPED SLATES, RELINING THE STONE GUTTER WITH LEAD, CORNICE REPAIRS, NEW CAST IRON RAINWATER GOODS AND REMOVAL OF SATELLITE DISH AND OTHER SERVICES BOXES AND CABLES FROM THE FRONT ELEVATION

The Council of the Metropolitan Borough of Knowsley hereby give notice in pursuance of the above Act(s) that Planning Permission has been **granted** for the carrying out of the development referred to above in accordance with the application and plans submitted 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 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. Windows to the front elevation shall be timber sliding sash windows with no sash horns. Full details of the design of all new/replacement windows shall be submitted to the local planning authority for agreement prior to installation. Details shall include vertical and horizontal cross sections through the frames and glazing bar at 1:1, and elevations and a section at 1:5 showing the window reveal. The windows shall be installed in accordance with the approved details and retained at all times thereafter

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

4. Vertical and horizontal cross sections at no less than 1:5 and Elevations at no less than 1:10 shall be provided shall be submitted to the Local Planning Authority for agreement prior to installation showing full details of the stall riser and shop window cill, pilasters, mullions, transom lights, transom, fascia housing and cornice. Details shall match up with those in the shopfront of the same design installed at no 27 Eccleston Street. The shop front shall be constructed in accordance with the agreed details.

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

5. Prior to the commencement of any re-pointing works a sample and specification of the lime mortar mix to be used shall be submitted to and approved in writing by the Local Planning Authority. The re -pointing works shall be undertaken only in accordance with the approved details.

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

6. Prior to installation, the following samples shall have been submitted to and agreed by the Local Planning Authority.
 - a) Samples of the material for the floor of the shop door recess.
 - b) Samples of the black granite for the shopfront.
 - c) Samples of the natural stone for any replacement cills and cornice

The approved details shall be installed and retained hereafter.

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

7. Notwithstanding any submitted details prior to installation the paint colours of the following shall be submitted to and approved in writing by the Local Planning Authority: -
 - a) Rainwater goods;
 - b) Window frames; and
 - c) Shop front.

The above shall be painted the agreed colours prior to installation or within 2 months of installation and retained as such thereafter.

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

8. Notwithstanding any submitted details prior to installation details of the colour and design of the awning and its housing shall be submitted to and agreed in writing by the local planning authority. The awning shall not feature advertisements. The awning shall only be installed in accordance with the agreed detail.

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
04/05/2022	21118-PJA-XX-ZZ-DR-A-1102-B	B	SHOP FRONT DETAILS
04/05/2022	21118-PJA-XX-ZZ-DR-A-200-C	C	PROPOSED FLOOR PLANS AND ELEVATIONS
04/05/2022	21118-PJA-XX-ZZ-DR-A-1101-C	C	WINDOW AND DOOR SCHEDULE
28/04/2022	21118-PJA-XX-ZZ-DR-A-1100-A	A	LOCATION PLAN
20/04/2022	-	-	DESIGN AND ACCESS STATEMENT

REASON(S) FOR THE GRANTING OF PLANNING PERMISSION

The decision to grant planning permission has also been taken having regard to the policies and proposals as set out below, and to all relevant material considerations including supplementary planning guidance:-

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

This informative is only intended as a summary of the reason(s) for the granting of planning permission. Should you require any further details relating to the decision please contact the relevant case officer (Andrew Hunt on 0151 443 2204)

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.

NOTE FOR APPLICANT:

IMPORTANT - PLEASE READ CAREFULLY THE NOTES BELOW AS FAILURE TO COMPLY COULD MAKE THE DEVELOPMENT HEREBY PERMITTED UNAUTHORISED

- 1) This planning permission is granted in strict accordance with the approved plans. It should be noted however that:
 - a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.
 - b) You or your agent or any other person responsible for implementing this permission should inform Planning Services immediately of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new planning application.
- 2) This permission is granted subject to conditions, and it is the owner of the property and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond.
- 3) If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent.
 - a) If a condition precedent is not complied with prior to the start of development, the whole of the development will be unauthorised, and you may be liable to enforcement action.
 - b) In addition, if the requirements of a condition precedent are subsequently not complied with, the development is unauthorised and the only way to rectify the development is the submission of a new application.

If any other type of condition is breached, then you will be liable to a breach of condition notice.



Executive Director - Regeneration and Economic Development

Date: 7 September 2022

IMPORTANT NOTES FOR YOUR ATTENTION:

1. This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, bylaw, order or regulation.
2. This permission refers only to those plans submitted as part of the Planning Application a copy of which is retained by the Local Planning Authority. The Local Planning Authority should be contacted in writing if it is proposed to amend these plans in any way as a further permission, may be required.
3. You should ensure that you understand the requirements of all planning conditions and that you fully comply with their requirements. If you are in any doubt about what a condition requires of you, please ask us for assistance. Planning conditions may require you to submit further information to us and await our approval before you can start your development. A failure to do so could result in your development being unlawful and necessitate the submission of a further planning application. A failure to comply with the conditions of the permission/consent may result in the taking of enforcement and potentially legal action, against you to remedy the breach of planning control.
4. A fee is normally payable to discharge planning conditions in accordance with government regulations.
5. This permission does not convey any rights or approval to build on, or develop, any land that is not fully owned or controlled by you, including on party boundaries. You should satisfy yourself that the agreement of any adjoining landowners has been given prior to commencing any building works.
6. If a Building Regulations Consent is required for these works it is your responsibility to ensure that the plans submitted for both the Building Regulations Consent and Planning Permission are the same in all respects. Should the plans relating to one consent vary from the other, it will be necessary for you to submit amended plans to this Department and obtain the relevant approval(s) prior to commencing any works. Knowsley Council's Building Control team are contactable on (0151)-443 2342 and they would be pleased to assist you.

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- As this is a decision for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.