

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 22/00236/FUL
Ltd

APPLICANT: JRD Property Developments

WARD AFFECTED: Prescott North

DEVELOPMENT: INSTALLATION OF NEW SHOP FRONT TOGETHER WITH THE REPLACEMENT OF SASH WINDOWS, BRICK REPAIRS AND REPOINTING, REPLACEMENT OF MISSING/SLIPPED 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

LOCATION OF SITE: Pro Vapours, 25 Eccleston Street, Prescott, Knowsley, L34 5QA

KNOWSLEY LOCAL PLAN ALLOCATION –

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

PLANNING HISTORY

Several previous applications have been approved at the site, however none are directly relevant to the current application.

TECHNICAL CONSULTATIONS:

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

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Conservation – The proposed development is acceptable from a conservation and design perspective. The proposals will result in a more traditional style shopfront being installed comparative to the existing, with features based on historical precedent. The following conditions are recommended in relation to windows, vertical cross sections, mortar specification, samples, paint colours, awning.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 35 neighbours and by site and press notices. No representations have been received.

ISSUES AND ASSESSMENT:

PROPOSAL

The application is an application for the installation of new shop front together with the replacement of sash windows, brick repairs and repointing, replacement of missing/slipped 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.

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

Core Strategy Policy CS20 states that development proposals in Knowsley should preserve or enhance the borough's historic and architectural assets, including Conservation Areas.

The site is within the Prescott Town Centre Conservation area and within the townscape setting of 30 Eccleston Street, (opposite) which is a Grade II listed building.

The proposals will create a more traditional shopfront is keeping with the historic character of the area. The proposal will enhance the appearance of the Conservation Area and will not result in harm to the listed building nearby. However additional details are required in relation to window and shopfront details. These can be dealt with via conditions. This is supported by the views of the council's Conservation 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

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PS/DC/OP04/05	003	23/9/02

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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):-

- 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) Front Elevation Windows

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) Cross sections

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) Re pointing Works

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.

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

6) Samples

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) Paint Colours

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) Awning

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 details.

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-	C	Proposed Plans and Elevations

Document Reference PS/DC/OP04/05	Document Issue Number 003	Document Issue Date 23/9/02
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	ZZ-DR-A-200-C		
04/05/2022	21118-PJA-XX- ZZ-DR-A-1101- C	C	Window and Door Schedule
28/04/2022	21118-PJA-00- ZZ-DR-A-1100- A	A	Location Plan
20/04/2022	-	-	Design and Access Statement

Informatives

N/A

Andrew Hunt
20 June 2022

Alan Kilroe
7 September 2022