

Our Ref: HB/KN114/23

16 February 2024

Knowsley Metropolitan Borough Council: Planning Department
Municipal Buildings
Huyton
L36 9UX

Via Planning Portal

Dear Sir/Madam,

**Application for Prior Approval of Demolition
The Clock Face, 54 Derby Street, Prescott
Planning Portal Reference PP-12790331**

We are instructed by our client Daniel Thwaites PLC to submit the enclosed application for Prior Approval of Demolition in relation to a lean-to structure to the north of the stable block range at the Clock Face public house, Derby Street, Prescott.

Specifically, the application proposes:

“Demolition of lean-to building to the north of the stable range”

The application has been submitted via the Planning Portal. In addition, to the completed application forms, the application is accompanied by the following:

Drawings

- | | |
|---------------------------------|----------|
| • Site Location Plan | 1519.500 |
| • Existing Site Plan | 1519.501 |
| • Proposed Demolition Plan | 1519.502 |
| • Proposed Post Demolition Plan | 1519.503 |

Documents

- Report outlining Structural Remedial Works (JBL - 1st June 2022)
- Addendum to Report outlining Structural Remedial Works (JBL- 6th October 2023)



- Demolition Method Statement (JBL – 18th January 2024)
- Preliminary Ecology Appraisal (November 2022)
- Dusk Surveys (September 2023)
- Site Notice Statement
- Photographs of the building.

The fee for this application is £120.00 which has been pay via the planning portal.

Introduction

It was agreed at a site meeting in August 2023 with officers from the Council that there is a need to demolish a dilapidated lean-to structure adjoining the listed stable block building at the Clock Face public house on Derby Road in Prescott.

It is assumed, given the lean-to adjoins a listed building, that the Council's '*prior approval*' is required as to the method of demolition. In order to save time and avoid unnecessary additional work, we have not sought to ask the Council whether prior approval is required, but simply to assume that it is.

Accordingly, this application seeks the Council's prior approval to the method of demolition of the lean-to structure and the proposed restoration of the site.

Site

The structure in question adjoins the north elevation of a statutorily listed stable block located to the north of the public house known as the Clock Face on Derby Road in Prescott.

The location of the site is identified on the enclosed site location plan.

Reasons for Demolition

The building is in a very poor condition and is continuing to deteriorate as a result of a missing a roof covering and vegetation growth. It is considered likely that the roof timbers are decayed and that brickwork will have been disrupted by the collapsed roof covering and vegetation growth.

The lean-to adjoins a statutory listed stable block (<https://historicengland.org.uk/listing/the-list/list-entry/1199248?section=official-list-entry>). There is a concern that were the lean-to to collapse then it may result in unnecessary damage to the stable block.



Time is now considered to be of the essence for a number of reasons:

- There is a risk that the structure could collapse at any time.
- As spring approaches existing vegetation on the lean-to and listed building will start to grow leading to further encroachment and damaged to both the stable block and lean-to.
- The lean-to needs to be removed before the bird nesting season and before the current bat surveys expire.
- Substantial plant and machinery will be required to remove the lean-to. At present, access is possible via the adjoining land with their consent. This development is progressing at pace and shortly it will not be possible to access the site this way. Once this point is reached, it would be necessary to remove a section of the pub's northern boundary wall to access the structure.

Method of demolition and restoration

The application is accompanied by a demolition method statement prepared by JBL which sets out the steps that will be taken to dismantle the building.

The application is also accompanied by a plan detailing the proposed restoration of the site following the removal of the lean-to.

Assessment

Having regard to the condition of the building and potential damage to the listed stable block if the lean-to were to collapse, the structure's removal is considered wholly appropriate and acceptable.

As set out above there is a small window of time available to do this before the bird nesting season and vegetation starts to grow again. There is also a small window of time to get plant and machinery in to dismantle the building from adjoining land after which access becomes more difficult and would result in the need to remove part of the northern boundary wall.

We trust that having regard to the above and ongoing discussions over the last 6 months the Council will give their approval to the proposed method of demolition and restoration of the site as soon as practically possible.

The intention is to commence dismantling the building as soon as possible in March 2024.



The applicant wishes to work closely with the Council on this proposal and as such, if you have any queries regarding the submission or require any additional information, please do not hesitate to get in touch.

Yours faithfully,



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Cc Jonny Firth, Daniel Thwaites Plc
Stephen Yardley, IMD and Associates

