



Knowsley Council

**REGENERATION AND ECONOMIC
DEVELOPMENT DEPARTMENT**

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990**

LISTED BUILDING CONSENT

Application No: 23/02773/LBC

Name and address of applicant

Daniel Thwaites PLC
Myerscough Road
Mellor Brook
Lancashire
BB2 7LB

Name and address of agent

Walsingham Planning
Brandon House
King Street
Knutsford
WA16 6DX

Date of Receipt: 7 November 2023

Date Valid: 20 December 2023

Address/Location Of Development

The Clock Face
54 Derby Street
Prescot
Knowsley
L34 3LL

Description of Development

**EXTERNAL REPAIRS / MAINTENANCE; RE-INSTATEMENT OF PARTIALY
DISMANTLED BRICK CHIMNEY STACK; RETENTION OF SATELLITE DISH; CCTV
AND SECURITY LIGHTING; DE-CLUTTERING OF SUNDRIES AROUND STABLE
BLOCK. RETENTION OF COOLING UNITS; REMOVAL OF CANOPY FROM PUBLIC
HOUSE AND REMOVAL OF PERGOLA AND DECKING**

The Council of the Metropolitan Borough of Knowsley hereby give notice in pursuance of the above Act (s) that Listed Building Consent has been **granted** for the carrying out of the works referred to above in accordance with the application and plans submitted subject to the following condition(s):

1. The works must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed pursuant to Section 18 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

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. Within 6 months of the date of this decision the works hereby permitted for the re-instatement of the chimney to the stable block hereby permitted shall be carried out in accordance with Appendix 3 - Chimney Reinstatement Method of Works of the Heritage Statement (December 2023- Final March 2024) received 28 March 2024. New bricks, and mortar mix shall match the appearance of the existing.

Prior to their installation, details of terracotta vent/caps to the chimney shall be submitted to and agreed in writing by the Local Planning Authority.

Thereafter, the development shall be carried out only in accordance with the agreed details.

Reason: To preserve the special architectural and historic character of a Grade II Listed Building and to preserve the character and appearance of the Prescott Town Centre Conservation Area and to comply with the National Planning Policy Framework (2023), Saved Policy DQ5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and Policies CS2, CS19 and CS20 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

4. In undertaking re-pointing and replacement of spalled brickwork identified in Table 4.1 of the Heritage Statement (December 2023 - Final March 2024) received 28 March 2024, the mortar shall be a suitable lime/sharp sand mix to match the existing. The replacement brickwork shall match the existing in terms of colour, texture, size and bond pattern.

Reason: To preserve the special architectural and historic character of a Grade II Listed Building and to preserve the character and appearance of the Prescott Town Centre Conservation Area and to comply with the National Planning Policy Framework (2023), Saved Policy DQ5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and Policies CS2, CS19 and CS20 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

5. All works to repair or replace rainwater goods on the stable block in the development hereby permitted shall match that of the existing building and shall be maintained as such thereafter.

Reason: To preserve the special architectural and historic character of a Grade II Listed Building and to preserve the character and appearance of the Prescott Town Centre Conservation Area and to comply with the National Planning Policy Framework (2023), Saved Policy DQ5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and Policies CS2, CS19 and CS20 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

6. Within 6 months of the date of this decision works to re-instate the verge to the gable of the stable block hereby approved shall be carried out.

The development shall be carried out only in accordance with the details as set out in Table 4.1 of the Heritage Statement (December 2023 - Final March 2024) received 28 March 2024.

Reason: To preserve the special architectural and historic character of a Grade II Listed Building and to preserve the character and appearance of the Prescott Town

Centre Conservation Area and to comply with the National Planning Policy Framework (2023), Saved Policy DQ5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and Policies CS2, CS19 and CS20 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

7. Within 6 months of the date of this decision the canopy to the rear of the Clock Face PH shall be removed and the brickwork made good.

Reason: To preserve the special architectural and historic character of the Grade II Listed Buildings and to preserve the character and appearance of the Prescott Town Centre Conservation Area and to comply with the National Planning Policy Framework (2023), Saved Policy DQ5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and Policies CS2, CS19 and CS20 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

8. The satellite dish, CCTV and lighting fixtures, cabling and cooling units permitted by this consent shall be removed as soon as reasonably practicable following them becoming redundant.

Reason: To preserve the special architectural and historic character of the Grade II Listed Buildings and to preserve the character and appearance of the Prescott Town Centre Conservation Area and to comply with the National Planning Policy Framework (2023), Saved Policy DQ5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and Policies CS2, CS19 and CS20 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

9. Notwithstanding the indicative details of locations of cabling contained within the approved documents, external runs of cabling not associated with the existing CCTV, security lighting or satellite TV systems and not expressly identified within the application for retention shall be removed within 6 months of the date of this decision unless precise details have been submitted to and agreed in writing by the Local Planning Authority.

For the avoidance of doubt, all cabling and electrical apparatus associated with the outdoor TV installation shall be removed within this timeframe.

Reason: To preserve the special architectural and historic character of the Grade II Listed Buildings and to preserve the character and appearance of the Prescott Town Centre Conservation Area and to comply with the National Planning Policy Framework (2023), Saved Policy DQ5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and Policies CS2, CS19 and CS20 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

10. Following removal of cabling, TV bracket and canopy the brickwork and mortar shall be made good using matching materials and finishes. Any new mortar shall be a suitable lime/sharp sand mix to match the existing. The replacement brickwork shall match the existing in terms of colour, texture, size and bond pattern.

Reason: To preserve the special architectural and historic character of the Grade II Listed Buildings and to preserve the character and appearance of the Prescott Town Centre Conservation Area and to comply with the National Planning Policy Framework (2023), Saved Policy DQ5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and Policies CS2, CS19 and CS20 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
28/03/2024	1459.308	C	PROPOSED BARN PLANS AND ELEVATIONS
28/03/2024	1459.307	B	PROPOSED PUB ELEVATIONS
20/12/2023	1519.304	A	PROPOSED BARN PLAN
20/12/2023	1519.303	A	PROPOSED SITE PLAN
28/03/2024	-	-	HERITAGE STATEMENT DECEMBER 2023 - FINAL MARCH 2024
07/11/2023	-	-	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 :-

National Planning Policy Framework

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

DQ3 - Gateway Sites and Corridors

DQ5 - Development in Conservation Areas

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS7 - Transport Networks

CS19 - Design Quality and Accessibility in New Development

CS20 - Managing the Borough's Historic Environment

SUPPLEMENTARY PLANNING DOCUMENTS

Ensuring a Choice of Travel SPD (2010)

Design Quality in New Development SPD (2016)

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 listed building consent or an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework

This informative is only intended as a summary of the reason(s) for the granting of Listed Building Consent. Should you require any further details relating to the decision please contact the relevant case officer (Maxine Wishart on 0151 443 2381)

NOTE FOR APPLICANT: The applicant's attention is drawn to the following comments

1. The comments of Cadent in the attached email dated 26 January 2024.
2. The proposed development lies within an area that has been defined by the Coal Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings;

geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at: www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

Informative Note valid from 1st January 2023 until 31st December 2024

Executive Director - Regeneration and Economic Development

Date: 15 April 2024

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. 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.
4. **Listed Buildings:** It is a criminal offence to undertake works to a listed building, which affect its special architectural or historic interest without first obtaining Listed Building Consent and complying with any associated conditions. If you are in any doubt about how this may affect you please contact us before starting any work.

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.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months 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.

Date: 26/01/2024
LinesearchbeforeUdig ref: 32252419
Your ref: 23/02773/LBC (SO)

Dear Sir/Madam,

Your planning application – No objection, informative note required

We have received a notification from the LinesearchbeforeUdig (LSBUD) platform regarding a planning application that has been submitted which is in close proximity to our medium and low pressure assets. We have no objection to this proposal from a planning perspective, however we need you to take the following action.

What you need to do

To prevent damage to our assets or interference with our rights, please add the following **Informative Note** into the **Decision Notice**:

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Your responsibilities and obligations

Cadent may have a Deed of Easement on the pipeline, which provides us with a right of access for a number of functions and prevents change to existing ground levels, storage of materials. It also prevents the erection of permanent/temporary buildings, or structures. If necessary Cadent will take action to legally enforce the terms of the easement.

This letter does not constitute any formal agreement or consent for any proposed development work either generally or related to Cadent's easements or other rights, or any planning or building regulations applications.

Cadent Gas Ltd or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you need any further information or have any questions about the outcome, please contact us at plantprotection@cadentgas.com or on 0800 688 588 quoting your reference at the top of this letter.

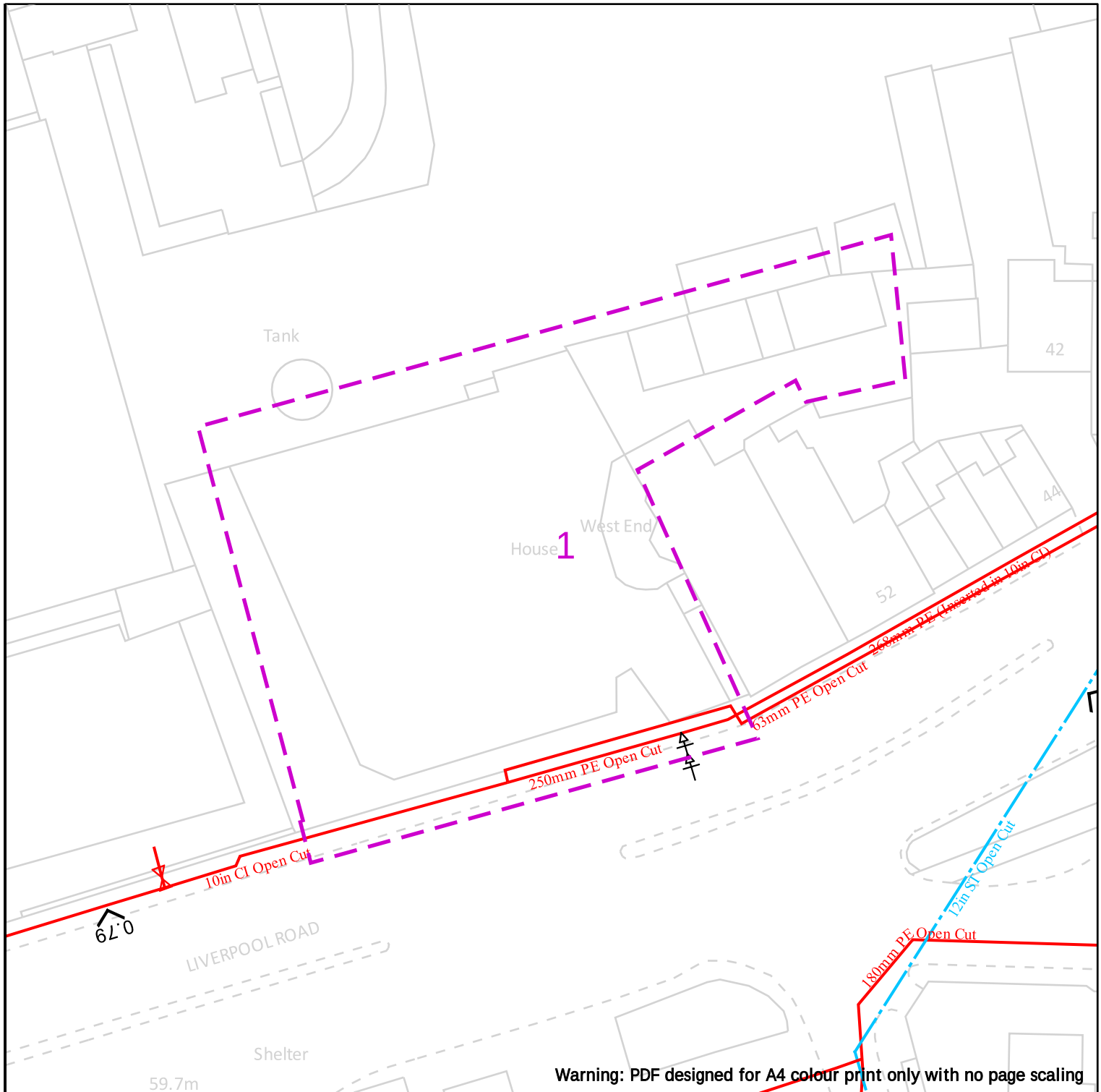
Kind Regards,

Plant Protection Team

T: 0800 688 588

plantprotection@cadentgas.com

cadentgas.com



 Cadent Your Gas Network	
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