

<u>APPLICATION NO:</u>	23/02773/LBC	<u>CASE OFFICER:</u>	Maxine Wishart
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Prescot Town Council
<u>LOCATION:</u>	The Clock Face, 54 Derby Street, Prescot		
<u>PROPOSAL:</u>	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		

KNOWSLEY LOCAL PLAN ALLOCATION –

Primarily Residential Area
Prescot Conservation Area
Sustainable Urban Extension

Site Description

The application relates to two separately listed buildings, the Clock Face PH (No. 52-54) Derby Street and the Stable Block. The site is located on Derby Street, Prescot. The Clock Face PH and the Stable Block are Grade II Listed Buildings and are located within the Prescot Conservation Area.

The list description of the Pub, Nos. 52 – 54 reads:

House and public house. Early C19 with facing c.1830. Brick with stone dressings and facing, slate roof. Main facade of No. 54 at right angle to street; 2 storeys, 5 irregular bays. 1st floor sill band and top cornice and parapet with wreaths, and panel with flanking acroteria to entrance bay. Panelled pilasters to ends. Ground floor has canted bay window to 1st bay, other 2 bays have segmental-headed windows with tripartite sashes. 1st floor windows have architraves, that to entrance bay has frieze and consoled cornice. All windows are sashed with glazing bars. Entrance to 2nd bay has glazed doorcase with complete overlight and 4-fielded-panel door. Distyle-in-antis Ionic porch. 4 stacks. Stone-coped brick wall to right has gate and stone gatepiers with incised lines and pediments. Right return to street of 5 bays, the 1st 2 are to No. 54 and are higher, with cornice and parapet. 1st floor sill band. Windows have, wedge lintels and are sashed. Elliptical-headed entrances have inset Doric doorcases with fluted friezes, complete fanlights and 6-panel doors. No. 52 has casements to ground floor and two 1st floor windows are boarded (1985). No. 54 was built as Dower house to Knowsley estate and was known as West End House.

The associated outbuilding range located to the northeast of the Clock Face PH is separately listed at Grade II also (NHLE: 1199248) and the listing reads as follows:

Former stables. Early C19. Brick with stone dressings, slate roof. 2 storeys, 4 bays, with 2 bays of one storey to left. Plain cornice to 1st 2 bays. Sashes with glazing bars flank entrance to 1st 2 bays. 3rd bay has entrance and inserted garage door; 4th bay

has segmental-headed cart entrance. 5th bay has entrance and end bay has boarded window. 1st floor has window to 3rd and 4th bays, that to 3rd bay sashed, that to 4th bay boarded. Pitching eye to 5th bay. 5th and 6th bays have remaining stalls. Included for group value.

The Pub and Stables also form a part of the setting to a number of other Listed Buildings with Nos. 52 – 54 forming part of a larger terrace row with the adjoining cottages at 44 – 50 Derby Street also Grade II listed (NHLE: 1283501). The listing reading: *Terrace of 4 houses. Early C19, rebuilt 1985. Brick with concrete dressings, slate roof. 2 storeys, 4 bays. Windows are sashed with glazing bars, those to ground floor have wedge lintels. Entrances have lintels and 4-panel doors. 2 stacks to front of ridge. Horizontally sliding sashes to rear facade. Included for group value.*

The application site is also allocated as a Primarily Residential Area within the Prescott Town Centre Conservation Area and with part of the site also within 'Land Bounded by the A58 (Prescot)' Sustainable Urban Extension (SUE) on the Knowsley Local Plan policies map.

To the north and west of the site is the former Whittaker's Nursery site, currently being built out for residential development and further to the north residential dwellings located on Knowsley Park Lane. Other residential properties are located immediately to the east on Derby Street and to the south beyond the dual carriageway.

Proposal

The proposed works relate to the external elevations / areas of the Public House and the Stable Block. The works involve minor, necessary repairs to the external envelope of the buildings and to regularise works already undertaken to the building.

The application seeks consent for works which comprise the following:

- Reinstatement of partially dismantled brick chimney stack on the stable block.
- Removal of vegetation growth from stable block.
- Localised repointing of open mortar joints and replacement of significantly spalled / decayed brickwork to the stable block where required.
- Maintenance of rainwater goods including clearing of debris and replacement of missing sections on a 'like for like' basis where required.
- Renewal of fascia detail to the single storey southwest end gable of the stable block in lime mortar.
- General decluttering of the external elevations of the Stable Block and enclosing brick walls through removal of cabling where found to be redundant, removal of alarm box and TV bracket etc.
- Removal of canopy cover from the northeast elevation of the Clock Face.
- Removal of pergola and decking.

- Retention of satellite dish, CCTV camera and external security lighting to the south elevation of the stable block.
- Retention of cellar cooling units to the north elevation of the Clock Face PH.

Consultations

Prescot Town Council - No Comments Received.

Joint Committee Of The National Amenity Societies - No observations received.

Conservation & Design Officer - No objections in principle requested additional information and clarification.

Cadent Gas Limited - No objection, request informative note on decision notice as the application has been submitted in close proximity to their medium and low pressure assets.

Representations

This application has been publicised by letters sent to 7 neighbours. It has also been advertised by Site Notice and a Press Notice. No representations have been received.

Planning History

APP. NO: 02/00824/LBC
PROPOSAL: INSTALLATION OF NEW INTERNAL STAIRCASE BETWEEN GROUND AND FIRST FLOOR AND REMOVAL OF EXISTING STAIRCASE.

DECISION: Granted
DECISION DATE: 22 November 2002

APP. NO: 03/00785/LBC
PROPOSAL: REPLACEMENT OF FRONT DOOR
DECISION: Granted
DECISION DATE: 26 September 2003

APP. NO: 18/00730/FUL
PROPOSAL: CHANGE OF USE OF PART OF FIRST FLOOR FROM DWELLINGHOUSE (USE CLASS C3) TO FORM 3 BED HOTEL (USE CLASS C1), TOGETHER WITH ERECTION OF 2.3M CAST IRON GATES TO COURTYARD AND CONSTRUCTION OF RAMP TO FRONT OF BUILDING.

DECISION: Granted
DECISION DATE: 9 April 2019

APP. NO: 18/00731/LBC
PROPOSAL: PARTIAL CHANGE OF USE OF FIRST FLOOR TO HOTEL (USE CLASS C1), TOGETHER WITH INTERNAL ALTERATIONS TO GROUND AND FIRST FLOOR, AND ERECTION OF BOUNDARY TREATMENTS TO SIDE AND REAR, CONSTRUCTION OF RAMP AND RE-SURFACING OF CAR PARK

DECISION: Granted
DECISION DATE: 9 April 2019

APP. NO: 23/02765/LBC
PROPOSAL: ALTERATIONS TO GROUND FLOOR WINDOW OPENING TO SOUTH EAST ELEVATION INVOLVING RETENTION OF EXTRACT AIR INTAKE VENTS AND REPAIRS
DECISION: Granted
DECISION DATE: 15 February 2024

APP. NO: 23/02795/ADV
PROPOSAL: RETENTION OF 1 NO. EXTERNALLY ILLUMINATED HANGING SIGN; 2 NO. NON-ILLUMINATED AMENITY BOARDS; AND 1 NO. BUILDING MOUNTED SIGN
DECISION: Granted
DECISION DATE: 15 February 2024

APP. NO: 23/02796/LBC
PROPOSAL: RETENTION OF 1 NO. EXTERNALLY ILLUMINATED HANGING SIGN; 2 NO. NON-ILLUMINATED AMENITY BOARDS; AND 1 NO. BUILDING MOUNTED SIGN
DECISION: Granted
DECISION DATE: 15 February 2024

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.

Saved Policy DQ5 requires that new development within or close to a Conservation Area must preserve or enhance the character of the Area. DQ3 of the Knowsley UDP also seeks to enhance the visual appearance of strategic routes linking Knowsley's town centres.

Policy CS2 requires that new development enhances local character and promotes quality of place.

Policy CS19 complements the design principles of Policy CS2 that include "understanding and respecting the character and distinctiveness of places" and "promoting good quality design". The Knowsley UDP includes specific saved policies on advertisements (Saved Policy S10).

Policy CS20 sets out the Local Planning Authority's approach to managing the Borough's historic environment and requires development proposals to preserve or enhance the Borough's historic and architectural assets including buildings and structures of historic importance. Policy CS20 requires preservation of local distinctiveness and character of the Borough's historic assets through sensitive design of new development, including appropriate integration with their setting and immediate landscape.

The NPPF at paragraph 203 states that in determining planning application, local planning authorities should take account of:

- a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability; and
- c) The desirability of new development making a positive contribution to local character and distinctiveness.

At paragraph 205 the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 206 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) A grade II listed building, or grade II registered parks or gardens should be exceptional.
- b) Assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Paragraph 207 of the NPPF states that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) The nature of the heritage asset prevents all reasonable uses of the site.
- b) No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation.

- c) Conservation by grant funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) The harm or loss is outweighed by the benefit of bringing the site back into use.

Paragraph 208 of the Framework states that where a development proposal will lead to less than substantial harm to the significance of the designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

These policies and guidance require that new development demonstrates a high standard of design, which does not adversely affect the character of the property or street scene; maintains a good standard of amenity for all existing and future occupants; avoiding overlooking and overshadowing, as well as an unacceptable overbearing impact

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.

Assessment

The properties the subject of this application are Grade II listed and located within Prescott Conservation area.

As this is a Listed Building Consent application, the only issue is the impact of the proposal on the architectural and historic interest of the listed buildings and their settings. The impact on the heritage assets must be considered in the context of the requirements set out by the Planning (Listed Buildings and Conservation Areas) Act 1990. S16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the

revised NPPF and Local Plan Policy CS20, require that in determining Listed Building Consent applications and Planning Applications great weight be given to the preservation of listed buildings and their settings. Any harm would need to be minimised and supported by a clear and convincing justification.

Heritage Significance

The Heritage Statement which supports the application offers a substantive detailed assessment of the significance of the identified listed buildings and the conservation area. It offers a full and accurate basis for assessment of the proposals.

To briefly summarize, the proposals affect two separately listed buildings, the Clock Face (No. 52) Derby Street and the Stable Block. These have a shared history, and each adds to the significance and setting of the other. Nos. 52 and 54 illustrates the architectural fashions and styles of the era in which it was built and altered and has some historic associations with the Knowsley Estate, the List description considers this listed building to have been built as a Dower House, but this seems unlikely. The architecturally impressive west facing frontage is a later (probably 1830s) addition and the specific details and arrangement of the property is likely a product of the new frontage being fitted to an existing building.

The stables are well preserved, illustrating in its details and arrangement the historic multi-functional uses of the different elements of the building, including a domestic portion (probably coachman's cottage) with chimney and fireplaces. It was ancillary to the original domestic use of no 52, built sometime in the late 18th/early 19C. The design features of the range add to the appearance of and understanding of the site as being a high status historic property.

44-50 Derby Street are of a similar age but much lower status than the Clock face and its outbuildings. They are identified as having 'group value'. likely owing to their historic, architectural, and physical relationship with the 52 & 54 and the Stable Block.

The site lies in Prescott Town Centre Conservation Area, in a prominent location on a key route into the town centre conservation area. The Clock Face PH is identified as a 'focal building' within the Prescott Town Centre Conservation Area Appraisal

Design and Impact of the Proposals

The application is for the removal of structures and equipment and the retention of various additions to the building that have been in-situ since for several years. An assessment needs to be made as to whether the proposals have an acceptable effect on the significance of the heritage assets.

Reinstatement of partially dismantled Chimney stack on the stable to Stable Block

The chimney stack was partially dismantled and capped without the benefit of Listed Building Consent owing to concerns identified on site during maintenance works. The application indicates that this was dismantled following the advice of a structural engineer. The application seeks consent for the repairs to reinstate the stack using the existing bricks salvaged from dismantling and new bricks, where required, to match the existing in terms of colour, size, and texture.

The rebuilding of the chimney stack to the stables is welcomed. The Council's Conservation Officer has advised however that it should be rebuilt to its original form, utilising salvaged materials where possible. The application has been updated with further details in relation to the methodology of the reinstatement works of the chimney, outlined in the submitted Heritage Statement. Given the nature of the works which would involve the use of salvaged materials, some aspects of the reinstatement will require further design detail and details of materials to be submitted which can be secured by suitable planning conditions if consent is granted.



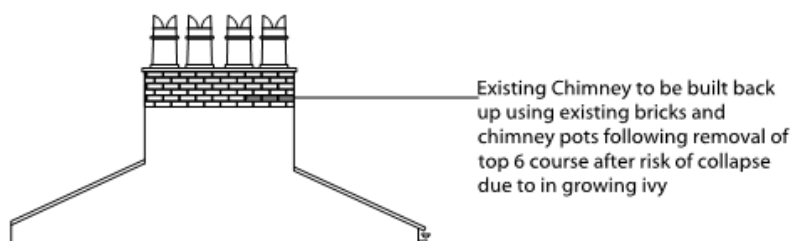
Chimney prior to dismantling



Part way through works



Chimney Post-Reduction



Proposed Reinstatement of Chimney

Removal of Vegetation Growth from Stable Block.

The applicant proposes to remove Ivy from the Stable Block range. By way of background, the lean-to building at the rear of the Stable Block has recently been granted consent for its demolition (Ref: 24/00081/DEMCON) which has been engulfed by vegetation with the roof structure struggling with the weight of the vegetation. Evidence submitted with that application (Addendum to Report Outlining Structural Remedial Works (JBL 6 October 2023)) indicates that in March 2022 the chimney stack on the listed Stable Block had to be removed due to the effects of vegetation. Once vegetation was cut away this resulted in some collapse and the chimney was partially removed as emergency works to ensure no further damage was caused. This current application indicates that the justification for the works to remove the vegetation from the Stable Block is to prevent further deterioration of the fabric of the building.

In terms of impacts on the listed building, the vegetation growth would be removed from the roof initially prior to removal of the vegetation to allow for localised pointing and brickwork repairs and clearing and repairs to the rainwater goods.



Maintenance and Repair of Rainwater Goods and Repair

Following de-vegetation it is proposed to clear any debris and to replace any missing sections of rainwater goods on a 'like-for like' basis with the benefit that this would prevent water ingress and deterioration of the building.

Localised Repointing of Open Mortar Joints and Replacement of Significantly Spalled / Decayed Brickwork to Stable Block

The application identifies that there are areas of open mortar joints and spalled brickwork to the front elevation of the stable block. It is proposed that open and missing mortar joints are repointed to protect the historic brickwork from accelerated deterioration and that significantly decayed sections of brickwork are cut out and new brickwork, to match the existing in terms of colour, texture, size and bond pattern, are bed and pointed to prevent water ingress and loss of fabric.



The supporting information indicates that repointing would be undertaken in accordance with Historic England best practice and using a lime and sand mortar with the sand selected based upon the colour and texture of the original mortar and brickwork. The applicant has advised that the final mix can be subject to a sample panel for agreement with Conservation Officer and this could be secured by way of a suitable condition if consent is granted.

General Decluttering of External Elevations of Stable Block and Brick Walls.

These works would include removal of an alarm box and TV bracket and cabling. It is proposed to retain functional cabling and remove redundant cabling from the stable block. It is also proposed to remove redundant equipment from the exterior of the buildings and the courtyard wall.



The alarm box, TV bracket and cabling were sited without the benefit of Listed Building Consent and their removal is welcomed. Following removal, some works of making good of the brickwork and mortar are likely to be required. The plans are not entirely clear as to which cables will be retained and which are to be removed. Details of which cabling is to be retained/improved and works of making good following removals can be secured by condition if consent is granted.

The unauthorised cabling and apparatus associated with the TV bracket installation is not expressly identified as being either retained or removed however is an intrusive feature and should be removed. Some works of making good of the brickwork and mortar are likely to be required upon removal, and this could be secured by condition if consent is granted.

Retention of Satellite Dish, CCTV Camera and Security Lighting

The application seeks to retain equipment that has been erected on the building without Listed Building Consent. The equipment to be retained comprises a satellite dish, CCTV camera and external security lighting to the south elevation of the stable block.

The supporting information indicates that the satellite dish has been installed on the stable block as *“this offers a location suitable to receive the necessary signal and also offer a more visually discreet location than the Clock Face as the primary building within the Site. This location is also more discreet in terms of Prescott Conservation Area, with the dish being obscured from key views through the conservation area along Derby Street. The dish has a black finish to offer a more discreet and recessive appearance and is an easily reversible addition to the elevation. The CCTV camera and security lighting is installed to provide monitoring of the rear stable yard which is enclosed from public view and from staff view. The unit and lights are small and discreetly sited and finished.”*



The retention of the CCTV camera is supported. This is not historically or architecturally in keeping but adds desirable security to the site and harm has been minimised.

The retention of the Satellite dish is supported. The location has been chosen to minimise visual harm within the limits available on site. The harm should be weighed against the public benefits which are that this allows the PH to offer satellite TV to customers, helping to ensure the businesses viability (and secure the ongoing beneficial use of the listed building).

Retention of 2 no. Cooling Units

Two cooling units (and the ducting/cabling associated with them) have been installed

on the listed building, Clock Face PH premises but within a courtyard area, without the benefit of Listed Building Consent and this application seeks retention of the units. These comprise a cellar cooling unit which has been installed on the north, rear facing elevation of the WC block which is a later modern addition to the building. A soft drink cooling unit has been installed on the north elevation of the main building.

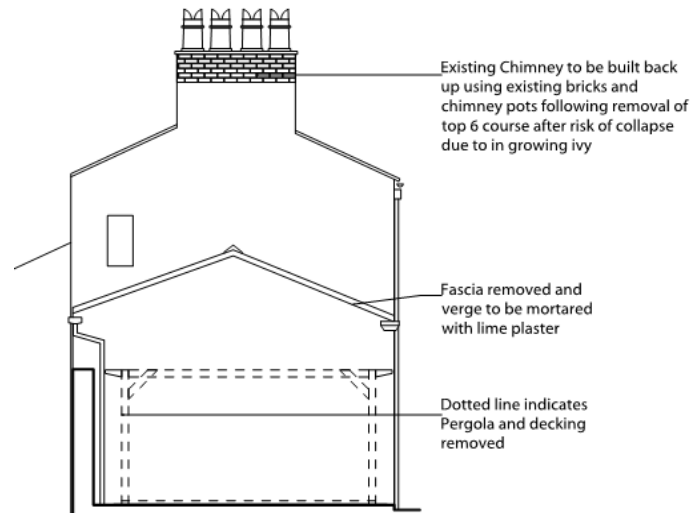
The application indicates that general fixing brackets for the units have been installed where possible within mortar joints such that the units could be easily removed in the future with minimal works for making good required.

The Council's Conservation Officer has commented that these are not historically or architecturally in keeping though are located to avoid visual impacts on the primary frontages of the building. While these are not designed sympathetically the level of harm is low. The applicant considers that these are justified on the basis that they are necessary for the continued function of the existing business.



Renewal of Fascia Detail to Single Storey Southwest End Gable of Stable Block
It is proposed to renew fascia detail to the single storey southwest end gable of the stable block in lime mortar. The removal of the unauthorised metal fascia and

reinstatement as a mortared verge is welcomed, as this will restore this feature to its earlier form.



Removal of Canopy from Northeast Elevation of the Clock Face.

A canopy has been erected to the northeast elevation of the Clock Face PH and the applicant intends to remove this structure which is understood to have been erected during the Covid 19 pandemic without consent.



This was erected without the benefit of Listed Building Consent. The works to remove the canopy is welcomed and removal of this structure will avoid the need for formal action to secure its removal. Some works of making good of the brickwork and mortar are likely to be required. Precise details of such could be secured by a suitably worded condition if consent is granted.

Removal of Pergola and Decking.

A pergola and decking has been erected between the northeast elevation of the stable block and a wall enclosing part of the courtyard. Again, it is indicated that this was erected as a result of the Covid 19 pandemic and the application proposes its removal. The decking and pergola do not expressly require consent for their removal; however, their removal is desirable and supported. By the nature of these

works this proposal would therefore cause no harm having a neutral effect to the heritage assets.



Considering Potential Impacts

Paragraph 018 of Planning Policy Guidance states that “*proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset.*” Works such as the de-cluttering of the external elevations comprising the removal of vegetation; cabling; alarm box; TV bracket, pergola and decking would result in no harm having a neutral effect.

The level of harm in respect of the re-instatement of the chimney; repair works comprising localised re-pointing of mortar joints; replacement of significantly spalled / decayed brickwork; removal of fascia and verge to be mortared with lime plaster is positive and would also result in no harm.

The retention of the satellite dish, CCTV, lighting fixtures and the cooling units are considered to be very limited and fall within the NPPF test for ‘less than substantial harm’ whereby the harm should be weighed against the public benefits of the proposals including, where appropriate, securing its optimum viable use.

In this case the current use is considered ‘the optimum viable use’ and the retention of the fixtures proposed will help promote the business which will in turn ensure that the business is successful and continues to trade and continue to attract customers. The proposed works and retention of the fixtures is therefore considered to be of public benefit in that it would outweigh the harm identified by supporting the local economy and also ensuring the listed building continues to be occupied and maintained. As such, the NPPF tests are considered to be met (as set out in paras 205 and 209).

The effect on the settings of 44-50 Derby Street as a result of the proposed works is considered to be neutral.

Therefore, in summary, having regard to the NPPF and in particular paragraphs 205 - 206 and 208 - 209, it is considered that the proposals offer public benefits that outweigh the harm to the heritage assets. Clear and convincing justification has been provided to outweigh the less than substantial harm to the heritage assets.

As such the proposal is considered to comply with policies CS2, CS19 and CS20 of the Local Plan Core Strategy, Saved policies DQ3 and DQ5 of the Knowsley UDP, the listed building legislation, and the NPPF. It is therefore recommended that Listed Building Consent be granted.

Conclusion

The proposals, subject to relevant conditions, satisfactorily preserve the historic and architectural interest of the grade II listed buildings. Public benefits are considered to outweigh the less than substantial harm to the listed buildings whilst securing the optimum viable use of The Clock Face Public House.

In accordance with the above assessment, it is considered that the proposal is considered to comply with policies CS2, CS19 and CS20 of the Local Plan Core Strategy and Saved Policies DQ3 and DQ5 of the Knowsley UDP. Due regard has been given to the LPA's duty within s16 of the Planning (Listed Buildings and Conservation Areas) Act. The proposal is considered to preserve the listed buildings, their settings and their features of special architectural or historic interest. Therefore, the proposal is recommended for approval.

Recommendation

That Listed Building Consent is granted subject to the following conditions:

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
28/03/2024	-	-	HERITAGE STATEMENT DECEMBER 2023 - FINAL MARCH 2024
20/12/2023	1519.304	A	PROPOSED BARN PLAN
20/12/2023	1519.303	A	PROPOSED SITE PLAN
07/11/2023	-	-	DESIGN AND ACCESS STATEMENT

Signed Case Officer¹: **M Wishart**

Signed Authorising Officer²: **K Foster**

Date: **15 April 2024**

Informatives

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

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

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

- 3 The comments of Cadent in the attached email and plan dated 26 January 2024.

Appendix 1 – Site Photographs

