

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 22/00062/FUL

APPLICANT: Eccleston Properties Ltd.

WARD AFFECTED: Prescott North

DEVELOPMENT: DEMOLITION OF EXISTING REAR OUTRIGGER GABLE WALL AND
ERECTION OF NEW REAR OUTRIGGER GABLE WALL

LOCATION OF SITE: Thomson Travel, 33 Eccleston Street, Prescott, L34 5QA

KNOWSLEY LOCAL PLAN ALLOCATION –

Prescot Town Centre Conservation Area
Town and District Centres - Prescot 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)**

S7 – Local Centres and Parades
DQ5 - Development in Conservation Areas

ARTICLE 35

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 planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

PLANNING HISTORY

Numerous planning applications have been approved at the site, however, none are directly relevant to the application.

TECHNICAL CONSULTATIONS:

Conservation – Given the condition and mix of materials removed from the gable, considerable salvage and re-use was not feasible, the proposal to rebuild in a modern, but sympathetic material is regarded as “honest repair”, and the best option available in the circumstances. The bricks as specified are acceptable.

NEIGHBOUR NOTIFICATION:

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

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eccleston street prescot l34 5qa.doc

This application has been publicised by letters sent to 41 neighbours and by site and press notices. Two representations have been received from the Prescott Town Council and Cllr Smith querying the development proposed and requesting additional information.

ISSUES AND ASSESSMENT:

PROPOSAL

The application is an application for the demolition of existing rear outrigger gable wall and erection of new rear outrigger gable wall.

POLICY CONSIDERATIONS

The application site is situated within Prescott Town Centre. The proposal would not affect the existing 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 S7 and DQ5 of the Unitary Development Plan.

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 proposal would involve the demolition of an existing wall. Whilst the wall had historic merit and its demolition was unfortunate, a structural survey has been submitted which demonstrates that demolition was the only viable option to the poor and deteriorating condition of the wall. This has been reviewed and found acceptable by the council's Conservation Officer who has no objection to the proposal.

Given the condition and mix of materials removed from the gable, considerable salvage and re-use was not feasible, as a result the proposal to rebuild in a modern but sympathetic material is regarded as the best option in the circumstances. The Bricks specified are acceptable.

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

The proposal is acceptable in principle and would not harm the amenity of neighbouring properties or . 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):-

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

- 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) The materials used shall be those specified in the following drawing (Rear Elevation Brickwork Samples, PL22 – Rev A – received 10/5/2022). These bricks shall be retained hereafter.

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
10/05/2022	PL22	Rev A	Rear Elevation Brick Samples
10/05/2022	21-6535-AC-01	-	Structural Engineers Report
08/02/2022	1415/DOCS/PL ANNING/DAS02	-	Design, Access and Heritage Statement
26/01/2022	PL20	-	Location Plan
26/01/2022	PL21	-	Existing and Proposed Plans and Elevations
26/01/2022	-	-	Mortar Specification

Informatives

N/A

Andrew Hunt

11 May 2022

Alan Kilroe

11 May 2022

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