

On 5 Oct 2022, at 14:40, Osborne, Lee
<Lee.Osborne@knowsley.gov.uk> wrote:

Hello Lee

With regards the above I will delete the description part of the proposal further to your email and that will allow progression with the other works concerning the NMA. The use will have to be applied for as a full application once all works have been completed, although I do not foresee any issues from a planning perspective with agreeing the change given the town centre location. We can discuss nearer the time when the full application for the basement use should be submitted.

Noted and thankyou. Please can you advise whether you are able to send a letter formalising this intent to the applicant and when this might be done.

With regard the remainder of the submissions I have received the response of the Principal Conservation Officer and consequently offer the following comments:-

<image002.jpg>[Extension to rear](#)

The changes proposed appear to be:

The proposals show a new small brick-built extension to the rear, this will house a repositioned bin store, presumably serviced from the rear/ via Prescott Shopping Centre service yard.

This addition is well concealed from public areas and provided brick matches the existing, this will have a neutral effect on the conservation area. **Noted.**

The WC is no longer shown on the floorplans, though **presumably this is still required?** As the **revised** location for the WC is not identified on the floor plan, there is **no indication where any associated extraction may be sited externally**, however there is a risk this will be more prominent than previously. **We have not shown a WC as this would come under the eventual tenants design. Our intention here is simply to ensure the change of use is formalised.**

Windows

The drawing of the **steel windows appears to be identical to that previously agreed** (albeit drawing is differently numbered). Please confirm, and if so which drawings are to be noted. **Yes the detail is exactly the**

same as previously agreed. Drawings as supplied with our current application to be noted please.

The drawings of the 2nd and 3rd Floor windows have been provided before as elements of other drawings (again differently numbered). Please confirm, and if so which drawings to be noted. Yes the detail is exactly the same as previously agreed. Drawings as supplied with our current application to be noted please.

The changes proposed appear to be:

WB.04 and WB.05 on the south elevation are now proposed to be bricked up, rather than glazed. This is acceptable, brickwork should be slightly recessed. WB This is noted however I would have a technical concern with slightly recessing any panels of brickwork relating to reduction of cavity depths within the wall construction as well as creating a standing water problem on the exposed surfaces of the bricks in the main wall plane. With this in mind please confirm acceptability of having the new bricks flush with the existing main wall.

WB.03 and WB.06 are now to be retained as existing (WB.03 to see bars removed), this is acceptable in principle, though existing features will need repair. Noted.

A steel window (W.1.11) is shown on the south elevation. Whilst presuming that this is inaccurate (circled in yellow below), there is no objection to its insertion – clarification one way or another is required. Note however that the steel window plan P237.1_238 illustrates the design of W. 1.11 differently to how it is shown on the south elevation and this needs clarification / rectification.

Approved Plan under 19/00434/FUL

Proposed Plan 19/00434/NMA1

<image003.png><image004.png>

The intent is that this is a steel window as shown on the south elevation. Please see attached updated dwg no P237.1_238A which now states this window is a Type S3.

Doors

The proposals are acceptable. However please note that the detailed drawings of all doors will require reappraisal by the joiner/manufacture.

Main door (North elevation) Drawing no P237.1_234

As per previous comments on the conditions discharge application, overall the design and the intention to restore the architectural character of the main door offers a significant improvement over the existing. Its construction in hardwood timber with a varnish finish is accepted. **Noted.**

Rear doors (east elevation)

The sectional details provided on P237.1_237 are acceptable. (These have been provided previously as drawing no. P237_710 as part of the condition discharge application). **Noted.**

The changes proposed appear to be: 2 no. doors to west elevation in place of 3

The reduction in the number of inserted doorways here (from 3 to 2) is a positive improvement. The elevation and section details provided in this NMA1 submission don't match up, however. The elevation details show plain timber doors (which we would not accept), but the cross sections P237.1_236 indicate use of panelling (which reflects earlier submissions under condition 6) which is acceptable. Please rectify taking account this advice. **Please find attached updated elevation drawings.**

It has previously (in relation to condition 5 - 14.1.22) been agreed to these west elevation doors being timber, the louvres aluminium, all finished in RAL 8028. Please confirm that the previous approach to design and materials - panelled doors as per plan P237.1_236) in timber, louvres aluminium, all finished in RAL8028 remains accurate. Plans which match each other should be submitted and inaccurate plans removed or superseded. This will ensure a clean set on file and a clean schedule and approved. **Please find attached updated elevation drawings as per comment above.**

Excerpt from P237.1_236
<image005.png>

Excerpt from West Elevation P237.1_230
<image006.png>

Materials

We are unclear of the purpose of the Precedent Materials P237.1_219 and materials study P237.1_220. Are alternative materials being supplied for consideration? If so then they would be subject to a separate materials condition discharge application.

Please clarify. These were for illustrative purposes only to illustrate the prevailing materiality of other buildings in the immediate vicinity. If they are not required for consideration then please discount their inclusion in our submission.

I am due on leave next week. Therefore if you can clarify where required, and send the necessary drawings/documents etc noted above, and as part of a full clean submission set to ensure drawings/submissions agreed by all with no confusion still arising by next Thursday they can be uploaded whilst I am on leave and provided I have all the necessary I can bring the application to a conclusion. Please send everything to dcsubmissions@knowsley.gov.uk and copy Dorothy in, as she can maybe have a look whilst I am away and send me an email confirming that everything is in and agreed hopefully.

Regards

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Planning

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