

<u>APPLICATION NO:</u>	19/00434/NMA1	<u>CASE OFFICER:</u>	Alan Kilroe
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Prescot Town Council
<u>LOCATION:</u>	Former HSBC , 2 Eccleston Street, Prescot		
<u>PROPOSAL:</u>	NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 19/00434/FUL (CHANGE OF USE OF BANK (USE CLASS A2) TO FORM TWO SEPARATE COMMERCIAL UNITS CONSISTING OF BASEMENT BAR (USE CLASS A4); GROUND FLOOR RESTAURANT (USE CLASS A3); CONVERSION OF FIRST FLOOR TOGETHER WITH SECOND AND THIRD FLOOR UPWARD EXTENSION TO FORM 8 NO. RESIDENTIAL DWELLINGS) AMENDMENT SOUGHT TO ALLOW FOR CHANGES TO APPROVED PLANS INCLUDING EXTERNAL ALTERATIONS TO ELEVATIONS, WINDOWS AND DOORS TOGETHER WITH CHANGES TO INTERNAL LAYOUT TO FORM BASEMENT/GROUND FLOOR RESTAURANT		

Site Description

The application site relates to the former HSBC bank building on the corner of Eccleston Street and Market Place in Prescot Town Centre Conservation Area. Planning permission (19/00434/FUL) was granted for the redevelopment of the building (including a two-storey extension above the existing two storey building) to form 8 apartments, a basement bar and ground floor restaurant. The permission is currently being implemented.

Proposal

This application proposes changes to the appearance of the building, including a small brick-built extension to the rear, which would be used as a bin store, the bricking up of some windows and the insertion of a steel window on the south elevation of the building, and a reduction of the number of doors on the west elevation from 2 to 3.

Consultations

Conservation & Design Officer - No objections in principle, clarifications sought and request that bricked up window is recessed slightly.

Assessment

Changes to doors

The planning permission allows the formation of three additional doors, which would replace existing windows on the west elevation of the building. This application proposes to retain one of the windows and only create two additional doors. This change would allow the building to retain more of its original character and although the western elevation is one of the building's most prominent elevations, in the scope of the development the change would not have a material effect on the building's appearance.

Changes to windows

The application proposes to brick up two floor level windows on the southern elevation of the building and insert a steel framed window at first floor level. The building's southern elevation is not particularly prominent from public areas and similar windows on the western elevation will already be lost as part of the development. Accordingly, the change is considered to be 'non-material'.

The Conservation Officer has requested that the bricks used to infill the windows are slightly recessed, but the applicant has advised that this is not possible for technical reasons. The inability to recess the bricks does not affect the materiality of the change.

Bin store to the rear

The application proposes the erection of a small brick bin store to the rear of the building. The bin store occupies a small footprint relative to the size of the development as a whole and would not be readily visible from public areas (it would face onto a service yard) and in this context it is a non-material change.

Cumulative effects

This application proposes changes to the appearance of the building which taken on their own are non-material. Given the nature of the changes and the fact they affect different parts of the building, taken as a whole, they are also considered to be non-material.

A previous non-material amendment (19/00434/NMA) changed the 'trigger' on a condition and is not relevant to this decision.

Conclusion

The changes are non-material.

Recommendation

That Permission be granted for the non-material changes subject to the following condition(s):-

- 1) The development hereby permitted shall be carried out in accordance with the conditions imposed and the plans and documents approved under planning permission 19/00434/FUL (and the subsequent discharge of condition applications) except where amended plans are specified in Schedule 1.

Reason: For the avoidance of doubt.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
18/10/2022	P237.1_207	-	Proposed Site Plan
18/10/2022	P237.1_200	-	Location Plan
18/10/2022	P237.1_208	-	Proposed Basement Plan
18/10/2022	P237.1_209	-	Proposed Ground Floor Plan
18/10/2022	P237.1_210	-	Proposed First Floor Plan

18/10/2022	P237.1_211	-	Proposed Second Floor Plan
18/10/2022	P237.1_212	-	Proposed Third Floor Plan
18/10/2022	P237.1_216	-	Proposed Section X-X
18/10/2022	P237.1_230	A	Proposed West Elevation
18/10/2022	P237.1_231	-	Proposed North Elevation
18/10/2022	P237.1_232	-	Proposed East Elevation
18/10/2022	P237.1_233	-	Proposed South Elevation
18/10/2022	Email	-	Email stating: why W.C is not identified on the ground floor plan; that steel windows detail as previously agreed, window drawing number to be as with submission; 2nd and 3rd floor windows as previously agreed with drawing number to be as with submission; windows WB.04 and WB.05 shown on south elevation drawing to be bricked up not glazed with explanation why cannot be recessed; windoes WB.03 and WB.06 now to be retained as existing , WB.03 to have bars removed: steel window installed on south eelevation as shown on P237.1_238A shown as Type S3; mmmain door on north elevation P237.1_234; rear doors as on east elevation sectional details on P237.1_237; west elevation doors reduced and panelled, aluminium louvres all in RAL 8028.

Signed Case Officer: **Alan Kilroe**

Signed Authorising Officer: **Mark Cawood**

Date: **9 November 2022**

Informatives

