
<u>APPLICATION NO:</u>	24/00252/FUL	<u>CASE OFFICER:</u>	Mark Quinn
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Prescot Town Council
<u>LOCATION:</u>	Shakespeare North Playhouse , Prospero Place, Prescot		
<u>PROPOSAL:</u>	ADDITION OF NEW PERFORATED POWDER COATED ALUMINIUM ROOF SCREEN TO THE TOP OF THE PLANT ROOM ROOF AT SHAKESPEARE NORTH PLAYHOUSE		

Site Description

Shakespeare North Playhouse is a major new addition to Prescot Conservation Area, built on what was previously a surface car park/gap site. The site is bounded by existing buildings to the north, a bus station to the west , Mill Street to the East and the rear of existing buildings on Eccleston Street to the south.

This application relates to the plant room which is adjacent to the Mill Street site boundary.

Proposal

It is proposed to erect a 1.2m perforated metal screen atop the edge of the plant room element of the building. The screen would cover all three sides of the plant room building. The screen would be powder coated to match the colour of the existing windows on the building. One of the panels above the access doors to the plant room would incorporate some artwork, the precise details of the artwork is to be confirmed at a later date and the details can be secured by planning condition.

Consultations

Prescot Town Council - No Comments Received
Conservation & Design Officer - No objections

Representations

This application has been publicised by letters sent to 23 neighbours. It has also been advertised by Site Notice and a Press Notice. No representations have been received.

Planning History

17/00577/FUL - ERECTION OF A FOUR STOREY BUILDING TO ACCOMMODATE A 350 SEAT THEATRE AND MULTI-USE SPACE WITH ANCILLARY FACILITIES FOR THE TEACHING OF THEATRE PRACTICES, PROFESSIONAL AND COMMUNITY PERFORMANCES, EXHIBITION SPACE, CAFE/BAR AND EXTERNAL PERFORMANCE SPACE TOGETHER WITH ASSOCIATED WORKS. Granted November 2017.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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.

KNOWSLEY LOCAL PLAN: CORE STRATEGY

- CS2 - Development Principles
- CS14 - Principal Regeneration Area - Prescott TC
- 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)

- DQ5 - Development in Conservation Areas

National Planning Policy Framework

SUPPLEMENTARY PLANNING DOCUMENTS

- Prescot Town Centre Masterplan SPD (2016-2028)
- Design Quality in New Development SPD (2016)

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Assessment

The main issues in the assessment of this proposal would be the impact on the design of the structure/ visual amenity and the impact on Prescott Town Centre conservation area.

Several listed buildings are proximate, those with potential to be most directly affected – due to intervisibility with the site - are:

- St Mary's Church (Grade I)
- 9 Market Place (Grade II)
- 34 Church Street (Grade II)

Several non-designated heritage assets are proximate to the site, the Mill Street PH is closest to the location of the development and most likely to be affected.

Background and Need for proposal

Over the past year or so the plant room roof has been used by some members of the public as a place to climb on to. Instances of vandalism have occurred which has resulted in damage to some windows on the building. There is also the possibility that people could insure themselves if they fall from the roof. Given the level differences on the site it is currently relatively easy to scale onto the roof from the Mill Street boundary where the ground is higher.

Impacts on Design/ Conservation Area

The elevational details indicate that the uprights to the screen have been positioned to align with the existing detailing of the south elevation of the building, which helps to visually integrate the new addition. The screen will be formed of perforated metal to enable some visual 'lightness' and powder coated RAL 7022 to match the materials, colouring and finishes of the metalwork of the existing building. Artwork is proposed to be added to one panel above the plant room doors.. This will be formed within the perforation detailing though these details are not currently available, it is clarified in the DAS that *"The design will be created by perforating the aluminium sheet with holes of different sizes which create detail and depth with their placement. This also maintains a level of permeability."* This will add interest yet be reasonably subtle and is welcomed. The precise design of the artwork panel can be secured by way of planning condition.

The new screen will restrict views from the 'plaza' area and Prospero Place towards the Mill PH; however this is not a historically significant view or of any current townscape importance, and does not require protection.

The works do not affect the settings of listed buildings, due to the limited nature of the works and location relative to the listed buildings.

The proposals will not harm the character or appearance of the conservation area and so accords with the requirements of s72 of the Act, Local Plan design and heritage policies CS19, CS20 & DQ5 and the relevant guidance in NPPF.

Conclusion

The roof screen is required to prevent members of the public gaining access to the roof and potentially causing damage to the building.

The perforated design and colour finish are considered to be acceptable, and the proposal would not affect the setting of any listed building nor would it harm the character or appearance of the conservation area.

The proposal would accord with Local Plan policies CS19 & CS20 and Saved UDP policy DQ5.

Recommendation

That Planning Permission be granted subject to the following conditions:-

- 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) Prior to the installation of the artwork panel as identified on Drg 123023-ASL-00-FF-DR-A0900 full details of the design of the panel shall be submitted to and approved in writing by the Local Planning Authority. The artwork panel shall be installed in accordance with the approved design details and shall be retained as such thereafter.

Reason: In the interests of visual amenity and to ensure that there would be no harm to the character and appearance of Prescott Town Centre conservation area to ensure compliance policies CS19 & CS20 in the Knowsley Local Plan Core Strategy adopted 2016 and Saved Policy DQ5 in the Knowsley Replacement Unitary Development Plan adopted 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
15/05/2024	123023_ASL_00_00_DR_A 0902	-	LOCATION PLAN
15/05/2024	123023-ASL-00-ZZ-DR-A0901	-	SOUTH EAST ELEVATION - PROPOSED AND EXISTING
15/05/2024	123023-ASL-00-ZZ-DR-A0904	-	SOUTH WEST ELEVATION
15/05/2024	-	-	DESIGN & ACCESS STATEMENT/HERITAGE STATEMENT
15/05/2024	123023-ASL-00-FF-DR-A0900 REV P1	-	SUBSTATION ROOF SCREEN

Signed Case Officer¹: **Mark Quinn**

**Signed Authorising
Officer²:** **K Foster**

Date: **12 July 2024**

Informatives

1. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2023 until 31st December 2024

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

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