

<u>APPLICATION NO:</u>	23/00173/LBC	<u>CASE OFFICER:</u>	Clare Appleyard
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Prescot Town Council
<u>LOCATION:</u>	Prescot Picture Palace , 8-14 Kemble Street, Prescot		
<u>PROPOSAL:</u>	DEMOLITION OF 4 NO. EXTENSIONS AND MAKING GOOD OF REMAINING ELEVATIONS, ALTERATIONS TO FRONT ELEVATION INCLUDING THE REINSTATEMENT OF THE FORMER CINEMA ENTRANCE AND HISTORIC SHOPFRONTS, BRICKING UP OF AUDITORIUM WINDOWS AND REPLACEMENT OF EXISTING WINDOWS WITH DOUBLE GLAZED SASH WINDOWS TOGETHER WITH OTHER ASSOCIATED WORKS		

Site Description

Prescot Picture Palace is a grade II listed building located within Prescot Conservation Area. The building is located on the corner of Kemble Street and Market Street. The building lies opposite Prescot Shopping Centre which is screened by trees and beyond the immediate setting lies a number of designed and non-designated heritage assets including the Grade I listed St Mary's Church.

Proposal

The proposal involves demolition, alteration and reinstatement works. The proposal includes, but is not limited to: the demolition of four extensions which mostly date from the latter half of the 20th century; roof reconstruction and repair works; chimney reconstruction works; timber reinstatement works to stabilise the roof; replacement and infilling of windows; replacement doors; reinstatement of plaster work; new rainwater goods; cleaning; ceiling works; possible removal of cinema seating; and modelling of the building's frontage to include period style shopfronts to be restored/reinstated at ground/first floor level. The parapet is also proposed to be repaired and restored using replica urns and detailing. The decorative plaster on the upper floors will be restored and the existing mix of modern windows will be replaced with a more sympathetic window design. Additionally, the damaged/poor cement render to the side elevation will be replaced.

Consultations

Prescot Town Council - No Comments Received

National Amenity Societies Historic Buildings & Places - No comments received.

Historic England – Advised the comments are sought from the Council's Conservation Officer.

Theatres Trust - National Planning Adviser – No objections

Conservation & Design Officer - No objection subject to conditions

Representations

This application has been publicised by letters sent to 11 neighbours. It has also been advertised by Site Notice and a Press Notice. No representations have been received.

Planning History

Various historic applications

10/00259/FUL - ERECTION OF THREE STOREY EXTENSION TO LEFT HAND SIDE AND ERECTION OF EXTENSION TO RIGHT HAND SIDE TO FORM STAIRCASE TOGETHER WITH CONVERSION TO PROVIDE A RANGE OF COMMUNITY AND BUSINESS FACILITIES

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 (2016)

CS2 - Development Principles
CS19 - Design Quality and Accessibility in New Development
CS20 – Managing the Borough's Historic Environment

Planning Practice Guidance (2014)

[HEAN 2 Making Changes to Heritage Assets](#)

[GPA2 - Managing Significance in Decision-Taking in the Historic Environment](#)

[GPA3 - The Setting of Heritage Assets \(2nd Edition\)](#)

[HEAG 269 Historic Fibrous Plaster](#)

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

As this is a listed building consent application, the main issues are the impact of the proposal on the heritage asset. Policies CS19 and CS20 of the Local Plan Core Strategy, chapter 12 of the NPPF and Historic Environment Good Practice Advice in Planning: 2 (Historic England: 2015) all seek to preserve or enhance the Borough's historic and architectural assets and any archaeological remains. Policies CS19 and CS20 of the Local Plan Core Strategy seek to ensure new development complements and enhances features of historic interest, preserves local distinctiveness and character through sensitive design as well as ensuring new development includes appropriate integration with the setting and immediate landscape.

Section 66(i) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision makers to show special regard to the desirability of preserving and enhancing listed buildings and their settings, in exercising their planning functions. Considerable importance and weight should be given to the desirability of preserving listed buildings and their settings. Section 72(1) of the Act states that 'In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'.

The NPPF (at paragraphs 194 – 202) also provides guidance on the approach that should be taken in considering the impacts against the level of harm (if any) that has been identified to listed buildings and their settings. Paragraph 193 is of particular importance and in summary states that in considering the impact of a development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

The applicant has submitted a Design, Access and Heritage Impact Assessment which summarises the heritage significance and outlines the building's development throughout the 18th-20th centuries. This report considers that the proposed package of works will result in a positive impact on the significance of the listed building and that various elements of the scheme that involve the restoration of lost features, are highly beneficial to the significance of the asset.

DEMOLITION WORKS

In terms of the proposed demolition, the four extensions that will be demolished mostly date from the latter half of the 20th century and relate to the development of the building for commercial use. The demolition proposed, which may be of an earlier date is, considered to be a poor quality rebuild. All the extensions proposed to be demolished are considered to be in poor physical condition, detrimental to the significance of the Picture Palace and as such their removal is acceptable. The conservation and Design Officer has not raised any objections to the demolition.

However, immediately after demolition, the building needs to be made watertight and secure, and as such reinstatement and rebuilding is required. The extent and nature of this reinstatement/rebuild is provided within the application although certain elements are indicated as unknown. In particular the windows shown on the plans and further detail is recommended to be secured by condition in accordance with policy CS20 of the Local Plan Core Strategy and the NPPF.

It is noted that the Theatres Trust has stated that it is not clear from the proposed plans how the various rooms and spaces will function, and the foyer shows an open WC so considers revision and clarification is merited. However, the proposal does not involve any change of use and the subdivision of the building will remain with no new internal walls proposed or walls removed. As such, it is considered that no additional updates are required, and the scheme should be considered on its own merits.

EXTERNAL WORKS

In regard to the proposed external works, these comprise repair and restoration and are therefore welcomed. It is proposed to remodel the ground floor frontage to an appearance based on the building's early 20th century design. The parapet is proposed to be repaired and restored using replica urns and detailing along with restoration of the decorative plaster on the upper floors. Period style shopfronts are also proposed to be restored and reinstated to adjacent ground and first floor frontages. The existing mix of modern windows will be replaced in a design which closely matches what existed in the building early in its days as a cinema. The damaged/poor cement render to the side elevation is to be replaced with a more compatible material which will improve both the appearance and function of the building.

The external works also include roof restoration works including replacement timbers, reconstruction of the chimneys and works to erect a new verge board to the east gable with mortar bedded verges being used on the east facing and rear facing gables. Works also include reconstructing the louvred ventilation shaft.

INTERNAL WORKS

Ceiling

The fibrous plaster ceiling to the large rear auditorium is a key feature of the building. This ceiling is in a poor condition due to water and bird ingress and due to structural issues with the joists lacking bearing onto the bottom of the trusses and the wads used to tie fibrous plaster sections to the roof structure having not been reinforced with wire.

The proposals include the replacement of a large portion of the ceiling's decorative elements and stabilisation/reinforcement and aesthetic improvements to the retained elements. The application does not include construction detail for the replacement elements nor the location of all of the repairs. The Conservation and Design Officer's comments draw attention to Guidance from Historic England (HEAG 269 Fibrous Historic Plaster) which recommends that blanket wadding repairs (fibrous panel reinforcement) be subject to an assessment of the effects of the additional loading on the ceiling. The calculation does not appear to have been carried out yet.

Cinema Seats

The proposals appear to include for the temporary removal of the cinema seats (set out in the Design and Access Statement) as part of the scaffolding works required for the repair of the ceiling. However, this may not be required and as such a condition is recommended to provide flexibility here.

Removal of Internal Plaster

It is proposed that plaster to the front of the building is removed to aid drying out of the building's fabric. The Conservation and Design Officer has confirmed that this is acceptable but proposals for its reinstatement are required in the longer term.

Timber Repairs and Replacement

The proposals include significant splice repairs or replacement of structure timbers due to water damage. Whilst regrettable, these works are considered acceptable.

SUMMARY AND CONDITIONS

The supporting information includes recommendations rather than definitive proposals in parts and the detail is not always replicated on submitted plans. On this basis, the Conservation and Design Officer has recommended a number of conditions which are outlined below.

A condition is recommended to secure the submission of a method statement to understand how the building will be protected during demolition works and how the building will be made secure and watertight following demolition. This will take the form of a restoration and rebuilding works statement. It is advised that this is submitted within 3 months of the date of demolition. The reconstruction works will require confirmation of the extent of the rebuilding works as well as cleaning proposals and finishes, a plan describing the design, materials and finishes of the new rear staircase.

Conditions are also recommended to secure the sympathetic restoration and rebuilding of the Picture Palace in the interests of preserving the special architectural and historic interest of this grade II listed building and in the interest of preserving the special character and appearance of the Prescott Conservation Area. A condition is recommended to secure the specification of repairs to external renders and cast and run mouldings which will include render to the chimneys, details of stucco render and details of the lime render to the side elevation. A condition is also recommended to establish the extent of historic shopfront timber retention and replacement, to include elevation plans, to understand the historic features that will be removed and replaced.

Conditions are also recommended to secure details relating to the proposed roof restoration works. A condition is recommended to ensure slate and ridge tiles match the existing roof tiles and the sizes and laying patterns shall match the existing for each roof 'type'. Samples of slate and ridge tiles for the front range and auditorium roofs are also required for approval prior to any re-roofing works taking place. In relation to the chimneys, a condition is recommended to ensure that the chimney reconstruction works match the existing chimney details, with samples of the new brick, lime mortar mix and samples of the chimney pots to be submitted or prior approval. A condition is also recommended to secure details of the new verge board to the east gable prior to its installation. A condition is recommended to ensure the verges to the west facing gables and east facing gable are mortar bedded. The louvred ventilation shaft also requires reconstructing to match the historic details and this can be secured by condition with the paint colour/finish to be submitted and

agreed by the local planning authority.

A condition is recommended to secure the details relating to the modification of the parapet and guttering and to ensure that the new urns match the existing historic design. Details of the new brass lighting fixtures to the cinema frontage (to include supporting apparatus and wiring locations), should also be secured via condition.

In relation to the window details, the Conservation and Design Officer has recommended a series of conditions to secure the final details. A condition is recommended to secure traditional cord and weight sliding sash timber windows with a painted finish. This condition will also seek more detailed plans and section plans for the windows to understand the reveals, window details and where new openings are being formed or re-opened, details of the new window surround, cills and lintels. Replacement cills are required to be sandstone and should match the existing profiles and dimensions – again this can be secured by condition. Where auditorium windows and doors on elevation C are proposed to be infilled, lintels and cills should be retained and the brickwork recessed. This can be delivered via condition.

The Design Access and Heritage Statement submitted with the application explored the significance of the designated heritage asset and considered any harm caused by the proposal. This assessment reports one instance of harm caused by the proposal and this is from the infilling of the auditorium windows which will result in a change to the internal spatial characteristic of a key space within the building. This is considered to result in less than substantial harm to the significance of the heritage asset.

Where new or replacement doors are proposed, full details of these doors are required via condition, to include section and elevation details and paint finishes. Cinema entrance shutter details are also required via condition. In relation to the rainwater goods, again this can be required by condition along with details of the paint finish. The use of TORC and DOFF cleaning and requirements for the specification and a sample panel are also recommended to be secured by condition.

The extent of structural timber repairs and replacement can be secured via condition alongside how the seating will be stored and a timescale for the reinstallation of this seating. The Conservation and Design Officer has also recommended a condition to ensure that the removal of the internal plaster from the front wall does not entail the removal of any decorative details such as ceiling roses or cornice/coving. This condition also recommends the submission of a replastering specification.

In relation to the fibrous plaster ceiling within the auditorium, a condition is recommended to ensure that all replacement sections of fibrous plaster mouldings and plain cast sections shall be constructed traditionally, and replacement wired wads should use traditional materials. Mouldings shall be taken from removed sections to cast replacement elements. Additionally, a condition is recommended to ensure that prior to installation wadding reinforcement to the ceiling a report is undertaken to ensure that the ceiling can cope with the additional weight of the reinforcement.

Finally, conditions are recommended to secure detailed proposals for the repair of the lath and plaster to the proscenium arch and beam and all replacement decorative cast mouldings shall be constructed traditionally matched historic construction and materials as well as being based on mouldings from removed sections to cast replacement elements.

Conclusion

Subject to the above conditions, the proposal is considered to preserve the special architectural and historic interest of this grade II listed building and preserve the special character and appearance of the Prescott Town Centre Conservation Area. Whilst some minor harm to the significance of the heritage asset has been identified, (considered to result in less than substantial harm) it is considered that there are significant and substantial public benefits associated with the proposal that outweigh the harm identified, including securing the Picture Palace's viable use. These benefits include the fact that the proposal will restore, repair and reinstate the fabric of the listed building in a sensitive and sympathetic manner, and will facilitate the building being capable of being brought into viable use which is welcomed. The proposal will improve the appearance of the listed building, the appearance of the Prescott Town Centre Conservation Area and contribute to safeguarding the building's long term future.

The proposal is considered to comply with policies CS2, CS19 and CS20 of the Local Plan Core Strategy and the NPPF. The requirement of S66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to *"...have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"* has been fully considered in coming to this view.

Recommendation

The application is approved subject to 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. A. Prior to any extension demolition works commencing, a method statement (the demolition works method statement) setting out how the remainder of the building will be protected during the demolition works and how the building will be left secure, and weather tight follow the demolition, including a timetable for implementation, shall be submitted to and approved in writing by the Local Planning Authority.

B. Within 3 months of any demolition works commencing, and prior to any reconstruction works commencing, full details of the design of the restoration and rebuilding works to reinstate the areas affected by demolition ('the restoration and rebuilding works statement') shall be submitted to and approved in writing by the Local Planning Authority. The restoration and rebuilding works statement shall include, but not be limited to, the following:

- (i) Confirmation of the extent of rebuilding works, details of construction, cleaning proposals and finishes;
- (ii) Plans describing the design, materials and finishes of the new rear staircase.
- (iii) Timetable for implementation

C. The demolition works method statement and the restoration and rebuilding works statement shall be implemented in accordance with the approved details.

Reason: To preserve the special architectural and historic interest of a Grade II Listed Building, to preserve the character and appearance of Prescott Conservation Area and in the interests of visual amenity. This condition is imposed to comply with Policy CS20 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

4. RENDERING

Prior to any re-rendering works commencing, full details relating to specifications of repairs to external renders (to include render to the chimneys, stucco render and lime render details for the side elevation) and cast and run mouldings shall be submitted to and approved in writing by the Local Planning Authority. These details shall include annotated elevation plans indicating which specification shall be used in each location and the colour/finish proposed. Any new cast or run mouldings shall be formed to replicate existing historic construction details and mouldings. The development shall then be carried out in accordance with the approved details.

Reason: To preserve the special architectural and historic interest of a Grade II Listed Building, to preserve the character and appearance of Prescott Conservation Area and in the interests of visual amenity. This condition is imposed to comply with Policy CS20 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

5. SHOPFRONTS

Prior to any existing shopfront features being removed, the extent of historic shopfront timber retention and replacement and full details of the shopfronts (including external finishes/materials) shall be submitted to and approved in writing by the Local Planning Authority. The shopfront works shall then be completed in accordance with the approved details.

Reason: To preserve the special architectural and historic interest of a Grade II Listed Building, to preserve the character and appearance of Prescott Conservation Area and in the interests of visual amenity. This condition is imposed to comply with Policy CS20 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

6. ROOF DETAILS

The slate and ridge tiles used for the roof restoration works shall match the existing slate and ridge tiles, and the sizes and laying patterns shall match the existing for each roof 'type'. Samples of the slate and ridge tiles for the front

range and auditorium roofs shall be submitted to and approved in writing by the Local Planning Authority within 6 months of the existing slate being removed. The works shall then be carried out in accordance with the approved details.

Reason: To preserve the special architectural and historic interest of a Grade II Listed Building, to preserve the character and appearance of Prescott Conservation Area and in the interests of visual amenity. This condition is imposed to comply with Policy CS20 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

7. CHIMNEY DETAILS

The 3no chimneys shall be reconstructed to match the existing chimneys in all respects, including dimensions, brick texture and colour, brick bond and lime mortar mix. Samples of the new brick, lime mortar mix and details and/or samples of the chimney pots shall be submitted to and approved in writing by the Local Planning Authority prior to reconstruction/installation, within 6 months of the date of this permission. The chimney reconstruction and restoration works and the chimney pots shall then be carried out/installed in accordance with the approved details.

Reason: To preserve the special architectural and historic interest of a Grade II Listed Building, to preserve the character and appearance of Prescott Conservation Area and in the interests of visual amenity. This condition is imposed to comply with Policy CS20 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

8. The verges to the west facing gables and rear facing gable to the auditorium shall be mortar bedded verges. Prior to the erection of any new verge boards to the east gable, the external finish/paint details shall be submitted to and approved in writing by the Local Planning Authority. The new verge boards shall then be carried out/finished in accordance with the approved details.

Reason: To preserve the special architectural and historic interest of a Grade II Listed Building, to preserve the character and appearance of Prescott Conservation Area and in the interests of visual amenity. This condition is imposed to comply with Policy CS20 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

9. ROOF VENT

Prior to the reconstruction of the louvred ventilation shaft, the paint colour/external finish shall be submitted to and approved in writing by the Local Planning Authority. The louvred ventilation shaft shall be reconstructed to match historic details and the external finish shall be in accordance with the approved details.

Reason: To preserve the special architectural and historic interest of a Grade II Listed Building, to preserve the character and appearance of Prescott Conservation Area and in the interests of visual amenity. This condition is imposed to comply with Policy CS20 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

10. PARAPET

Prior to any parapet reconstruction works commencing, large scale plans describing the proposed modifications to the parapet design shall be submitted to and approved in writing by the Local Planning Authority. The design of the new urns shall match the historic design. The parapet reconstruction works shall then be undertaken in accordance with the approved details. The rainwater goods shall be constructed in accordance with the specification detailed on the Proposed Roof Plan reference 241331-PUR-Z-RF-DR-A-2003 REV P01.

Reason: To preserve the special architectural and historic interest of a Grade II Listed Building, to preserve the character and appearance of Prescott Conservation Area and in the interests of visual amenity. This condition is imposed to comply with Policy CS20 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

11. Prior to their installation, full details of the new brass lighting fixtures to the cinema frontage, including locations of wiring and any supporting apparatus, shall be submitted to and approved in writing by the Local Planning Authority. The brass lighting fixtures, wiring and supporting apparatus shall then be erected in accordance with the approved details.

Reason: To preserve the special architectural and historic interest of a Grade II Listed Building, to preserve the character and appearance of Prescott Conservation Area and in the interests of visual amenity. This condition is imposed to comply with Policy CS20 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

12. NEW/REPLACEMENT WINDOWS

Notwithstanding the submitted details, all new windows (with the exception of the roundel window) shall be traditional cord and weight sliding sash windows of timber construction with a painted finish. Prior to each new or replacement window being installed, large scale elevations and section plans of that shall be submitted to and approved in writing by the Local Planning Authority. These details shall provide sufficient detail to describe the detailed design of all new windows, their positions within the reveals and, where new openings are being formed/re-opened, details of the new window surround, cills and lintels. Each new or replacement window shall then be installed in accordance with the approved details. The replacement cills shall match the existing materials, profiles and dimensions of the existing cills. Samples and details of the proposed cills shall be submitted to and agreed in writing by the Local Planning Authority prior to any works to cills being carried out. Written confirmation shall be provided that all the windows have been installed in accordance with the approved details.

Reason: To preserve the special architectural and historic interest of a Grade II Listed Building, to preserve the character and appearance of Prescott Conservation Area and in the interests of visual amenity. This condition is imposed to comply with Policy CS20 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

13. Where the auditorium windows within elevations C, F and H (shown on plans referenced 'Existing Elevations Sheet 5 drawing no. 241331-PUR-00-ZZ-DR-A-1014 REV P01; Existing Elevations Sheet 2 drawing no. 241331-PUR-00-ZZ-DR-A-1011 REV P01; and 'Existing Elevations Sheet 4' drawing no. 241331-PUR-00-ZZ-DR-A-1013 REV P01) are to be infilled, the infilling shall be in brick to match the existing, the lintels and cills shall be retained and the new brickwork shall be recessed.

Reason: To preserve the special architectural and historic interest of a Grade II Listed Building, to preserve the character and appearance of Prescott Conservation Area and in the interests of visual amenity. This condition is imposed to comply with Policy CS20 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

14. NEW/REPLACEMENT DOORS

Prior to the installation of each new or replacement door, full details of the design including an elevation (at no less than 1:10) and section details (at no less than 1:2) and the paint finish, shall be submitted to and approved in writing by the Local Planning Authority. Each door shall then be installed in accordance with the approved details. Written confirmation shall be provided that all the doors have been installed in accordance with the approved details.

Prior to the installation of any security shutters to the main cinema entrances, full details of the precise siting, design and finish of the concertina steel security shutters, including any housing, to the cinema entrances, shall be submitted to and approved in writing by the Local Planning Authority. The shutters shall then be erected in accordance with the approved details.

Reason: To preserve the special architectural and historic interest of a Grade II Listed Building, to preserve the character and appearance of Prescott Conservation Area and in the interests of visual amenity. This condition is imposed to comply with Policy CS20 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

15. REPAIRS TO BRICKWORK AND NEW INFILL BRICK

Prior to any new brickwork being constructed (including infilled openings), a sample panel of no less than 1 sq m, together with a specification of the brick, mortar and pointing finish, shall be submitted to and approved in writing by the Local Planning Authority. The brickwork shall then be constructed in accordance with the approved details.

All raking out shall be carried out using hand tools only. If hand tools are not used, a method statement for the repair and repointing of the existing brickwork shall be submitted to and agreed in writing with the LPA prior to such works commencing. Works shall then only be undertaken in accordance with the approved method statement. The restored features, and bonding pattern, shall match and align with existing historic details.

Reason: To preserve the special architectural and historic interest of a Grade II Listed Building, to preserve the character and appearance of Prescott Conservation Area and in the interests of visual amenity. This condition is

imposed to comply with Policy CS20 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

16. RAINWATER GOODDS

New rainwater goods shall be cast iron. Prior to the installation of the rainwater goods, details of the new rainwater goods and details of the external paint finish shall be submitted to and approved in writing by the Local Planning Authority. The rainwater goods shall then be erected in accordance with the approved details.

Reason: To preserve the special architectural and historic interest of a Grade II Listed Building, to preserve the character and appearance of Prescott Conservation Area and in the interests of visual amenity. This condition is imposed to comply with Policy CS20 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

17. CLEANING

Prior to any cleaning commencing, the 'TORC' and 'DOFF' cleaning system specifications and test patches of no greater than 1 sq m shall be prepared and submitted to and approved in writing by the Local Planning Authority. The cleaning shall then be undertaken in accordance with the approved cleaning system specification.

Reason: To preserve the special architectural and historic interest of a Grade II Listed Building, to preserve the character and appearance of Prescott Conservation Area and in the interests of visual amenity. This condition is imposed to comply with Policy CS20 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

18. TIMBER REPAIR/REPLACEMENT

Prior to any timber repair or replacement being undertaken, a report detailing the extent of structural timber repairs and replacement shall be submitted to and approved in writing by the Local Planning Authority. The timber repairs and replacement shall be undertaken in accordance with the approved details.

Reason: To preserve the special architectural and historic interest of a Grade II Listed Building, to preserve the character and appearance of Prescott Conservation Area and in the interests of visual amenity. This condition is imposed to comply with Policy CS20 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

19. CINEMA SEATING

The location and storage details of the cinema seating shall be submitted to the Local Planning Authority prior to seating being removed. Any cinema seating shall be stored in a secure, dry, pest free and clean environment. The seating shall then be stored in accordance with the approved details. The proposed details for restoration, and proposed refitting including proposed locations shall be submitted to and approved in writing 18 months following the seating being removed. The seating shall then be stored and reinstated in accordance with the approved details.

Reason: To preserve the special architectural and historic interest of a Grade II Listed Building, to preserve the character and appearance of Prescott Conservation Area and in the interests of visual amenity. This condition is imposed to comply with Policy CS20 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

20. REMOVAL OF PLASTERWORK

Prior to the removal of internal plaster from the front wall of the frontage range of buildings a record and mouldings shall be made of any decorative details (such as joinery details, cornices or ceiling roses) which are to be removed, sufficient to enable their accurate restoration. Proposals for replastering and reinstatement of details (including a specification and timetable for implementation) shall be submitted to and approved in writing by the Local Planning Authority within six months from the date of first removal of the plaster. The replastering and reinstatement of decorative details shall then be implemented in accordance with the approved details.

Reason: To preserve the special architectural and historic interest of a Grade II Listed Building, to preserve the character and appearance of Prescott Conservation Area and in the interests of visual amenity. This condition is imposed to comply with Policy CS20 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

21. FIBROUS PLASTER CEILING

All replacement sections of fibrous plaster mouldings and plain cast sections within the auditorium, shall be constructed traditionally, matching the existing construction and materials. Replacement wired wads shall use traditional materials to match existing and the mouldings shall be taken from removed sections of existing ceiling and used to cast replacement elements.

Prior to the installation of blanket wadding reinforcement to the ceiling, a report demonstrating that the ceiling is of sufficient strength to cope with the additional weight of the reinforcement, shall be submitted to and approved in writing prior to any ceiling reinforcement works commencing. The blanket wadding shall then be installed in accordance with the details set out in the report.

22. WALL PLASTER TO AUDITORIUM

All replacement decorative cast mouldings (such as swags, frieze bands, cornice, window surrounds) and pilaster details on the walls to the auditorium shall be constructed traditionally, matching the historic construction and materials. Mouldings shall be taken from removed sections and used to cast replacement elements. Prior to any repairs being undertaken to the lath and plaster to the proscenium arch and beam, detailed proposals for the repair of the lath and plaster to the proscenium arch and beam shall be submitted to and approved in writing by the Local Planning Authority. The repairs shall then be undertaken in accordance with the approved details.

Reason: To preserve the special architectural and historic interest of a Grade II Listed Building, to preserve the character and appearance of Prescott Conservation Area and in the interests of visual amenity. This condition is imposed to comply with Policy CS20 of the Knowsley Local Plan Core

Strategy, adopted January 2016, and the National Planning Policy Framework.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
23/03/2023	241331-PUR-00-XX-SH-A-0001	-	Window Schedule
23/03/2023	ISSUE 01	-	DESIGN, ACCESS AND HERITAGE STATEMENT DATED MARCH 23
23/03/2023	-	-	STRUCTURAL DEFECTS SCHEDULE IDENTIFIED 1ST JUNE 22
23/03/2023	-	-	INVESTIGATIONS INTO THE CONDITION OF THE HISTORIC CEILING AND WALL PLASTERS WITHIN THE MAIN AUDITORIUM SPACE DEC 22
02/08/2023	241331-PUR-00-01-DR-A-2001	P03	PROPOSED FIRST FLOOR PLAN
23/03/2023	241331-PUR-00-01-DR-A-2002	P01	PROPOSED SECOND FLOOR PLAN
23/03/2023	241331-PUR-00-RF-DR-A-1003	P01	EXISTING ROOF PLAN (SHOWING DEMOLITION)
23/03/2023	241331-PUR-00-XX-DR-A-2015	P01	PROPOSED ELEVATION SHEET 6
23/03/2023	241331-PUR-00-ZZ-DR-A-2011	P01	PROPOSED ELEVATION SHEET 2
23/03/2023	241331-PUR-00-GF-DR-A-2000	P01	PROPOSED GROUND FLOOR PLAN
23/03/2023	241331-PUR-00-ZZ-DR-A-1010	P01	EXISTING ELEVATIONS SHEET 1 (SHOWING DEMOLITION)
23/03/2023	-	-	PRESCOT PICTURE HOUSE - EMERGENCY PLASTER REPAIR WORKS DECEMBER 2022
23/03/2023	241331-PUR-00-ZZ-DR-A-2014	P02	PROPOSED ELEVATION SHEET 5
23/03/2023	241331-PUR-00-ZZ-DR-A-1013	P01	EXISTING ELEVATIONS SHEET 4 SHOWING DEMOLITION
23/03/2023	241331-PUR-00-ZZ-DR-A-2010	P02	PROPOSED ELEVATION SHEET 1
23/03/2023	241331-PUR-00-ZZ-DR-A-2012	P01	PROPOSED ELEVATION SHEET 3
23/03/2023	241331-PUR-ZZ-RF-DR-A-2003	P01	PROPOSED ROOF PLAN
23/03/2023	241331-PUR-00-ZZ-DR-A-2010	P02	PROPOSED ELEVATION SHEET 1
23/03/2023	241331-PUR-00-GF-DR-A-1000	P02	GROUND FLOOR PLAN SHOWING DEMOLITION
23/03/2023	241331-PUR-00-ZZ-DR-A-1014	P01	EXISTING ELEVATIONS SHEET 5 SHOWING DEMOLITION

02/08/2023	241331-PUR-00-01-DR-A-1001	P03	FIRST FLOOR PLAN SHOWING DEMOLITION
23/03/2023	241331-PUR-00-02-DR-A-1002	P02	SECOND FLOOR PLAN
23/03/2023	241331-PUR-00-ZZ-DR-A-1012	P01	EXISTING ELEVATIONS SHEET 3 SHOWING DEMOLITION
23/03/2023	X64/101	-	STRUCTURAL DEFECTS - GROUND FLOOR AND FIRST FLOOR PLANS
23/03/2023	241331-PUR-00-ZZ-DR-A-1011	P01	EXISTING ELEVATIONS SHEET 2 SHOWING DEMOLITION
23/03/2023	241331-PUR-00-SL-DR-A-1100	P01	LOCATION PLAN
23/03/2023	X64/102	-	SECOND AND ROOF PLANS - STRUCTURAL DEFECTS
23/03/2023	241331-PUR-00-ZZ-DR-A-2013	P01	PROPOSED ELEVATION SHEET 4
23/03/2023	-	-	Mortar and Paint Analysis Results and an Assessment of the historic render, plaster and paint schemes used on the front elevation and within the main auditorium space dated Dec 22

Signed Case Officer¹: Clare Appleyard (9/10/23)

Signed Authorising Officer²: K Foster

Date: 13 October 2023

Informatives

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.

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



The building as viewed from the road



The side elevation



The rear elevation

Seating images



The main auditorium



Detail of one of the cinema seats

