

<u>APPLICATION NO:</u>	25/00441/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Prescot Town Council
<u>LOCATION:</u>	8 The Prescot Centre, Eccleston Street, Prescot		
<u>PROPOSAL:</u>	REPLACEMENT SHOP FRONTAGE WITH A RAISED BRICK STALLRISER, SINGLE LEAF AUTOMATED DOOR TO EXTERNAL FRONTAGE WITH TIMBER WINDOW FRAMES, INSTALLATION OF EXTERNAL LOUVRES AND THE INSTALLATION OF A CONDENSOR TO THE ROOF		

Site Description

The property is a retail unit positioned within Prescot Shopping Centre off of Eccleston Street within Prescot town centre conservation area. The unit presents a front to Eccleston Street, and the entrance under the porch area of the Centre rather than being completely inside the centre. The complex itself is not listed however, the unit adjacent to a Grade II listed building (30 Eccleston Street).

Proposal

The existing two storey unit, used as a charity shop, is undergoing sub-division works to split the unit into separate standalone ground floor and first floor units, with the application unit being the ground floor unit once split.

The proposed works are:

1. Replacement of shop front with single leaf automated door and associated push pad, timber glazed window frames, timber fascia and brick stallriser.
2. Two new apertures above main shop entrance to accommodate louvers
3. Installation of wall mounted condenser on the roof of the shopping centre.

It is also proposed to install fascia and projecting signage which forms a separate current application for advertisement consent. (25/00442/ADV).

Consultations

Conservation & Design Officer - No objections, request condition for brick approval.
Environmental Health - No objections.
Prescot Town Council - No comments received.

Representations

This application has been publicised by letters sent to 33 neighbours. It has also been advertised by site notice and a press notice. No representations have been received.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

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)

S9 - Shop Fronts and Security Shutters

DQ5 – Development in Conservation Areas

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 application relates to a retail unit within The Prescott Centre and presenting a front to Eccleston Street with Prescott Town Centre Conservation Area. The application is therefore acceptable subject to design considerations, policy compliance and Conservation Area impact.

Design and Visual Amenity Considerations

The proposal would be acceptable in design and would not be detrimental to the street scene of Prescott Town Centre. The proposed door and timber window frames

and fascia would prove amenable to appearance and a slight improvement visually with its vertical emphasis over the existing design with horizontal emphasis and arched fascia. The brick stallriser would not be detrimental to appearance, tying in the existing complex, and other retail units in the town centre. The stallriser would overcome issues with the adjacent downpipe discharging directly onto the street (potential damage issues with timber stallriser) whilst providing an acceptable appearance that would not detract from the area visually. The louvres would have minimal visual impact. The condenser unit would be on the roof adjacent 2 existing unit and have little impact visually. The proposals would bring a vacant unit back into use and increase footfall to the area.

The proposals comply with Policies CS2, CS19 and CS20 of the Core Strategy and Saved Policy S9 of the UDP.

Conservation Area and Heritage Considerations

With regards the proposals from a conservation aspect, whilst a timber stallriser would be traditional and preferable it is recognised that the brick is proposed due to the direct rainwater onto the street adjacent potentially damaging a timber stallriser, whilst the brick stallriser is in accordance with guidance within Shopfronts and Signage Design Supplementary Planning Document. However, with regards the brick it is advisable to require a sample and specification of the brick to be used to ensure that the brick blends in with that in the immediate environs, which can be achieved by a condition attached to the planning permission.

Given that the entrance door is set at an angle under the main porch entrance to the Prescott Centre and the louvres will be the same colour they will have minimal visual Impact.

With the condenser being located on the roof and adjacent 2 other units they would not be seen from public vantage points and would not impact the conservation area or the listed building.

The proposals would not harm the conservation area or the listed building and would therefore be acceptable from a conservation and heritage context. The Council Conservation consultant has no objections to the application but does request that the brick for the stallriser be agreed by way of condition.

The application complies with Policies CS2 and CS20 of the Core Strategy and Saved Policy DQ5 of the UDP.

General Amenity Considerations

The proposed shop front works would not impact on the general amenity of the area. A condenser unit is proposed to be fixed to the roof. Environmental Health have considered the application and have no objections although a condition controlling fixed plant noise is requested. The application raises no other general amenity concerns.

The application complies with Policies CS2 and CS19 of the Core Strategy and Saved Policy ENV2 of the UDP.

Conclusion

The proposed works are acceptable in design and would not be detrimental to the street scene, and would not harm the conservation area or nearby listed building. The proposal do not raise general amenity concerns although Environmental Health have asked for a fixed plant noise condition. No highways or parking issues are raised.

The application complies with planning policies and legislation and is recommended for approval subject to conditions.

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) Notwithstanding any description of materials in the application, prior to the installation of the brickwork of the shop front hereby permitted a samples and specification of the brick proposed to be used externally shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out only in accordance with the agreed brick.

Reason: To preserve the character and appearance of the Prescott Town Centre Conservation Area in the interests of visual amenity and to comply with Policies CS2, CS19 and CS20 of the Knowsley Local Plan Core Strategy adopted January 2016, Saved Policy S9 of the Knowsley Replacement Unitary Development Plan and the National Planning Policy Framework.

- 4) Fixed plant and machinery associated with the development shall be designed to a level that is at least 5dB(A) below the existing L_{A90} background noise level as measured during the relevant time period. Any tonal, impulsive and/or irregular noise would be addressed by imposing a penalty as per the methodology set out in BS 4142:2014+A1:2019, Methods for rating and assessing industrial and commercial sound. Noise limits for fixed plant are to apply at a position 1 metre from the closest affected window of the nearest noise sensitive property.

Reason: To prevent noise disturbance from propose plant in the interests of general amenity and to comply with Policy CS2 of the Knowsley Local Plan Core Strategy and Saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
20/08/2025	5019069 RDG 5 XX D A 110106	REV 03	PROPOSED FRONT ELEVATIONS - PLANNING
20/08/2025	5019069 RDG 5 XX D A 110107	REV 03	PROPOSED SIDE ELEVATIONS - PLANNING
25/07/2025	5019069 RDG 95 00 D A 110105	-	PROPOSED LAYOUT - PLANNING
25/07/2025	5019069 RDG 95 XX D A 110100	-	SITE BLOCK PLAN
25/07/2025	5019069 RDG 95 XX D A 110101	-	SITE LOCATION PLAN

Signed Case Officer¹: Lee Osborne

**Signed Authorising
Officer²:** Jo Sheridan

Date: 03/11/2025

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 Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Standing Advice valid from 1st January 2025 until 31st December 2026.

- 2 For the avoidance of doubt a separate planning permission would be required for the installation of any external roller shutters to the unit.

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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