

<u>APPLICATION NO:</u>	24/00252/NMA	<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>	NON MATERIAL AMENDMENT TO PLANNING PERMISSION 24/00252/FUL (ADDITION OF NEW PERFORATED POWDER COATED ALUMINIUM ROOF SCREEN TO THE TOP OF THE PLANT ROOM ROOF AT SHAKESPEARE NORTH PLAYHOUSE) AMENDMENT SOUGHT TO REDUCE THE HEIGHT OF THE ROOF SCREEN FROM 1300MM TO 950MM ABOVE THE TOP OF SUB STATION WALL.		

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

Planning permission was granted in July 2024 for the installation of a 1300mm 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 and 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.

This application seeks to reduce the height of the screen from 1300mm to 950mm above the height of the sub station wall.

Consultations

Non Required

Representations

No publicity required.

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.

APP. NO: 24/00252/FUL
PROPOSAL: ADDITION OF NEW PERFORATED POWDER COATED ALUMINIUM ROOF SCREEN TO THE TOP OF THE PLANT ROOM ROOF AT SHAKESPEARE NORTH PLAYHOUSE
DECISION: GRANTED
DECISION DATE: 12 July 2024

APP. NO: 25/00127/DISCON
PROPOSAL: APPLICATION TO DISCHARGE CONDITION 3 (FULL ARTWORK PANEL DETAILS) PERTAINING TO PLANNING PERMISSION 24/00252/FUL.
DECISION: DISCHARGED.
DECISION DATE: 25 March 2025

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

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

Assessment

The principal of a screen on top of the sub station element of the building has already been established by the granting of planning permission 24/00252/FUL.

This application seeks a small reduction in the height of the screen from 1300mm to 950mm.

The amendment is essential to satisfy structural requirements and reduce strain on the proposed fixing points - which are fixed back to posts within the existing masonry wall structure. Opening up works have been carried on site to establish potential fixing points for the new screen posts, which are required to support the screen. The structural engineer indicated that wind loading would be an issue if the screen remained at the original application height. One option was to make the perforations in the screen larger, but this was not progressed due to creating potential climbing points, whilst also creating a risk of de-gloving or damage to fingers. The alternative option was to reduce the height of the screen, to mitigate any bending of the frame and or strain on fixing points during excessive winds.

Given the 1300mm high screen was deemed not to have an adverse impact on the character or appearance of the Conservation Area this amended proposal is considered to have marginally less impact due to the reduction in height of the screen.

The artwork for the central panel of the screen above the substation door has been approved pursuant to condition 3 attached to planning permission 24/00252/FUL.

Conclusion

The proposed amendment is considered to be non- material to planning permission 24/00252/FUL. The reduction in the screen height would have slightly less impact on the character and appearance of the conservation area and would still remain in compliance with Local Plan and Saved UDP policies CS19, CS20 and DQ5.

Recommendation

That the non-material amendment be granted.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
25/06/2025	123023-ASL-00-FF-DR-A0904	P2	EXISTING AND PROPOSED ELEVATIONS
25/06/2025	123023-ASL-00-FF-DR-A0901	P2	EXISTING AND PROPOSED ELEVATIONS
25/06/2025	123023-ASL-00-FF-DR-A0900	P3	PLANS AND ELEVATIONS

Signed Case Officer¹:

Mark Quinn

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

**Signed Authorising
Officer²:**

Alan Kilroe

Date:

23/7/25

Informatives

Non required

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

