

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 22/00301/FUL

APPLICANT: Ms Michele Varmen

WARD AFFECTED: Prescott North

DEVELOPMENT: DEMOLITION OF A SINGLE STOREY EXTENSION AND THE MAKING GOOD OF ADJOINING ELEVATIONS

LOCATION OF SITE: Ray's Craft Bakery Ltd, 39 - 45 High Street, Prescott, Knowsley, L34 6HF

KNOWSLEY LOCAL PLAN ALLOCATION –

Prescot Town Centre Conservation Area
Town and District Centres - Prescot Town Centre

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles
CS6 - Town Centres and Retail 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)

S7 – Local Centres and Parades
DQ5 - Development in Conservation Areas

ARTICLE 35

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

PLANNING HISTORY

Numerous planning applications have been approved at the site, however, none are directly relevant to the application.

TECHNICAL CONSULTATIONS:

Conservation – No objections to the extent of demolition and making good to the building as is indicated. However, details are requested of boundary treatments.
Environmental Health – No objection subject to conditions in relation to demolition hours, demolition management plan and contaminated land.

NEIGHBOUR NOTIFICATION:

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This application has been publicised by letters sent to 30 neighbours and by site and press notices. No representations have been received.

ISSUES AND ASSESSMENT:

PROPOSAL

The application is an application for the demolition of single storey extension and the making good of adjoining elevations.

POLICY CONSIDERATIONS

The application site is situated within Prescott Town Centre. The proposal would not affect the existing use of the site and is therefore acceptable in principle.

The application complies with policies CS2, CS6, CS19 and CS20 of the Knowsley Core strategy and policies S7 and DQ5 of the Unitary Development Plan.

IMPACT ON PRESCOT TOWN CENTRE CONSERVATION AREA

The conservation area appraisal identifies that the site positively contributes to the Prescott Town Centre Conservation Area.

The heritage statement lacks detailed description and analysis of the site itself and does not include any reference to data from the Historic Environment Record, contrary to the minimum requirement of the NPPF. Nevertheless the HER holds no data on the site in any case.

39-45 High Street appear to date from the 18th century. The frontage buildings are largely intact, 43-35 has an elongated window inserted, suggesting its use as a watch or tool making workshop at one time in its past. Outriggers are altered.

The collection of extensions proposed to be demolished all date from the middle of the 20th Century, and were constructed after the bakery took over the site. While Ray's Bakery is a cherished business with a long history in the town, and the extensions are a physical remnant of this, they are not of any architectural merit or quality, and appear beyond their useful life.

Core Strategy Policy CS20 states that development proposals in Knowsley should preserve or enhance the borough's historic and architectural assets, including Conservation Areas. The National Planning Policy Framework seeks to ensure that where harm is caused to the significance of a designated heritage asset planning permission should only be granted where the harm is outweighed by public benefits.

37 High Street, adjacent, is a Grade II listed building. 39 - 45 High Street are considered to be non-designated heritage assets.

The proposal would involve the demolition of extensions to the original building. However, these additions are more modern mid-20th century additions and are not of particular architectural or historic interest. They are also in a poor state of repair and would require significant work to upgrade to acceptable standards. This is supported by the views of the council's Conservation Officer who has no objection to the proposals which would not have a detrimental effect on the conservation area or the setting of the nearby listed building. In relation to the wider site appropriate boundary treatments are

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required to be submitted to ensure that the sites historic character is not undermined. This can be secured via a condition.

Overall, the application would preserve and enhance the Prescott Town Conservation Area and the adjacent listed building of 27 High Street. The application complies with Core Strategy Policy CS20 and Unitary Development Plan Policy DQ5.

RESIDENTIAL AMENITY

The proposal would not harm the amenity of neighbouring properties/premises provided conditions are secured in relation to demolition hours, a demolition management plan and contaminated land.

CONCLUSION

The proposal is acceptable in principle and would not harm the amenity of neighbouring properties or the Prescott Town Centre Conservation Area. The application complies with local planning policies and is recommended for approval.

RECOMMENDATION:

That Planning Permission be granted subject to the following condition(s):-

- 1) 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.

- 2) Demolition Management

All demolition works shall be undertaken in accordance with the submitted Demolition Management Plan (Lee Contractor, Demolition Management Plan, Ref: dmp/02, received 25 10/22).

Reason: In order to ensure adverse impacts from demolition on neighbours are reduced.

- 3) Boundary Treatments

Within 12 months of approval of the application, details of boundary treatments shall have been provided to and have been approved by, the Local Planning Authority. These details shall be implemented within 3 months of approval and retained hereafter. (This shall apply unless boundary treatments are subsequently approved in a separate application at the site within 12 months).

Reason: To preserve and enhance the character of Prescott Town Centre Conservation Area in accordance with Core Strategy Policy CS20.

- 4) Contamination

The responsibility to properly address contaminated land issues lies with the owner/developer of the site, however, The applicant/developer is requested to contact the Council's Environmental Protection Unit (Tel: 0151 443 4712) as soon as

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is practicable should contamination be encountered during the development of the site.

If contaminated material is encountered the applicant/developer is required to dispose of the contaminated arising appropriately. They should also be aware of their health and safety responsibilities to workers in respect of handling such materials. The developer should also ensure that no pathways are created by which any contamination may either migrate off-site or affect site users.

The applicant should have regard to the following statement in Planning Policy Statement 23 (section 2.51) "As a minimum, after carrying out the development and commencement of its use, the land should not be capable of being determined as contaminated land under Part IIA of the EPA 1990."

Reason: In order to protect Human Health from contamination.

5) Demolition Hours

No demolition work shall take place outside the hours of 08:00-18:00 hours Monday to Friday, 08:00-13:00 hours Saturday and not at all on Sundays/Public Holidays without the prior written permission of the Local Planning Authority.

Reason: In order to ensure adverse impact from demolition on neighbours are reduced.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
29/09/2022	278.03.03.01	Rev C	Proposed Site Plan
22/07/2022	278.01.02.01	-	Location Plan
22/07/2022	278.03.03.12	Rev B	Proposed Floor Plans
22/07/2022	278.03.05.02	Rev A	Proposed Elevations
22/07/2022	-	-	Demolition Photos
22/07/2022	-	Rev A	Heritage Statement
25/10/2022	dmp/02	Rev 2	Demolition Management Plan

Informatives

1) 37 High Street

37 High Street is grade II listed, proposals to the shared boundary may itself trigger the need for other permissions. Repair to the wall, as was mentioned on site would not necessarily trigger the need for applications, but removal/replacement with a new wall might

2) White Noise Alarms

Vehicles used regularly on site, for example forklift trucks / JCB's, must have white noise / broadband reversing alarms fitted – not jus reversing alarms as the beeps can cause a

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noise nuisance.

3) Neighbour Letter Drop

It is considered good practice to inform the neighbours of the intended works by way of a letter/leaflet. This should contain:

- a. a brief description of the intended works
- b. the anticipated start and finish date
- c. a site contact name and phone number in case issues arise

Andrew Hunt
29 September 2022

Alan Kilroe
25 October 2022

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