

<u>APPLICATION NO:</u>	22/00270/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Prescot Town Council
<u>LOCATION:</u>	10 West Street, Prescot, Knowsley		
<u>PROPOSAL:</u>	RESTORATION OF EXISTING DWELLING AND ATTACHED WORKSHOP TOGETHER WITH THE CONVERSION OF EXISTING ATTACHED TWO STOREY WORKSHOP TO FORM HABITABLE ROOMS		

Site Description

The application site relates to a detached building which is located in the Prescot Town Centre Conservation Area, the building is not listed but it is a non-designated heritage asset.

The building is set back from the highway has a substantial front garden. The site is surrounded by terraced dwellings which are Victorian in character to the west and 1980's to the north and east. The northern properties do not benefit from their own outdoor amenity space but share a small, grassed area to the west of the workshop which is accessed by a pathway which is bordered by a high wall to the courtyard of the application property.

Proposal

The proposal intends to structurally repair/restore the workshop attached to the rear of 10 West Street. Subsequently, the repaired building is proposed to be converted into an extension of the house

The restored building would be part rendered with traditional lime render; be partially re-roofed using reclaimed slates and new timber windows and doors installed

Consultations

Prescot Town Council - No Comments Received
Highway Authority – No objections in principle but request condition.
Conservation & Design Officer – Raised concerns about elements of the proposed development

Representations

This application has been publicised by letters sent to 18 neighbours. It has also been advertised by Site Notice and a Press Notice. No representations have been received.

Planning History

18/00475/FUL - DEMOLITION OF ATTACHED TWO STOREY REAR WORKSHOP AND ERECTION OF TWO STOREY EXTENSION TO FORM ADDITIONAL LIVING

ACCOMMODATION. Granted: 05.12.2018.

18/00052/FUL - CHANGE OF USE OF ATTACHED TWO STOREY REAR WORKSHOP TO EXTEND THE EXISTING RESIDENTIAL DWELLING TOGETHER WITH ANCILLARY WORKS INCLUDING INSTALLATION OF ADDITIONAL AND REPLACEMENT WINDOWS AND DOORS. Granted: 02.05.2018.

K/APP/ 11302 - PROPOSED ERECTION OF SINGLE DOMESTIC GARAGE AND CONSTRUCTION OF VEHICULAR ACCESS. Granted: 20.03.1989.

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)

- H5 - Development within Primarily Residential Areas
- H8 - Extensions and Alterations to Residential Properties
- DQ5 - Development in Conservation Areas

Article 35 Statement

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.

Assessment

The site is identified as land for primarily residential development on the local plan policies map and therefore a domestic development would be acceptable in principle subject to compliance with relevant local planning guidance. The site is also located within a conservation area, so in addition to Policies CS2 and CS19 of the Core Strategy and saved UDP Policies H5 and H8 regarding amenity and design, the development would be expected to comply with Core Strategy Policy CS20 and saved UDP Policy DQ5 relating to the historic environment. This requires new development to preserve or enhance the borough's Conservation Areas (and other assets in the case of CS20). The re-use of vacant and under used historic assets is to be encouraged.

National Planning Policy requires that developments affecting heritage assets are accompanied by an assessment of the asset's significance, a Heritage Statement has been submitted to support the application which includes reference to the Historic Environment Record (HER). The Statement identifies that the building is a non-designated Heritage Asset and reports the results of an archaeological survey which provides a reasonable assessment of its significance.

In summary the building comprises a dwelling and workshop, the rear part of the building's earliest fabric dates to the 16th Century, when it was used as stables, and in the 19th century was altered and used as a watch making workshop with the house being 19th Century. Whilst of some historical interest as an example of a traditional watchmaker's workshop, the workshop is in a considerable state of disrepair and dilapidation.

The change of use of the workshop to living accommodation was previously granted under planning permission 18/00052/FUL, but subsequently it was considered that the west wall of the main house and workshop was in an unstable condition requiring dismantling and rebuilding, and the internal courtyard and rear gable wall affected by foundation movement. An application (18/00475/FUL) to take down the west wall of the workshop and main house, the gable wall and the internal courtyard wall and reconstruct them on new concrete foundations, to the same dimensions as the existing structure was approved in December 2018.

The current application proposes to revert back to the restoration of the workshop and proposes to convert it to residential accommodation as part of the house. The agents for the current application are consulting structural engineers, and planning development consultants. With the application being for restoration rather than demolition, although reference is made to the previous approval for demolition and also to bowed walls the agent clearly must consider restoration viable as there was previously no objection to the demolition, that fact that demolition was previously allowed is a significant material consideration.

The workshop has been used for domestic storage for some time previously although currently it cannot be used for much due to the state of the building. As such it is considered that the use of the workshop as part of the house does not require planning permission and there would be no material change of the building if it were used for residential accommodation. As such the restoration of the workshop and re-roofing / repair of parts of the roof would not in itself require planning permission. Furthermore, the conservation area does not have an Article 4 direction and therefore permission is not required for the change of the windows and doors by itself although the applicant has now indicated timber windows and doors which is an

improvement to the Uvpc that was proposed.

The design of the windows could be improved so they are more sympathetic to the appearance of the building, however, as they windows can be installed without specific permission it would not be reasonable to refuse planning permission on these grounds.

The render does require specific approval due to the site being within a conservation area. The Conservation Officer has commented that the use of render is not architecturally appropriate and it should be limited to where it is necessary (i.e. to consolidate friable bricks/stone) and asked for the use of render to be reconsidered. However, given that it would not be generally visible from public areas, parts of the building have been rendered previously, the friable nature of some of the bricks and the fact that a lime sand render will aid the drying out of the building fabric and offer long term protection the benefits of its application are considered to outweigh the disbenefits in this instance and it would not cause harm to the Conservation Area.

Highways have requested that the driveway in the front should be increased to accommodate two cars. However as this would necessitate removal of part of a raised bed forming part of the historic backstory of the property and given that a most of the works could be undertaken without requiring permission together with the location of the site in West Street very close to the town centre and that there is street parking it is considered that such a condition on balance is not required in this instance.

Conclusion

A number of significant works including demolition and rebuilding of the workshop together with conversion and integration into the house were previously approved by the 2018 planning permissions. Given this and that a significant amount of the works does not require permission, and that the works will improve the dilapidated state of the existing workshop it is considered that the proposal complies with the NPPF and other legislation together with the local plan. As such the application is recommended for approval.

Recommendation

That planning permission be granted: -

- 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
04/05/2022	-	-	LOCATION PLAN
04/05/2022	6251-01	-	EXISTING & PROPOSED FLOOR PLANS
04/05/2022	6251-02	-	EXISTING & PROPOSED ELEVATIONS
04/10/2022	EMAIL	-	RENDER SPECIFICATION DETAILS

Signed Case Officer: Lee Osborne

Signed Authorising Officer: Alan Kilroe

Date: 11 October 2022

Informatives

- 1 The proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity at the surface or shallow depth. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of new development taking place.

It is recommended that information outlining how former mining activities may affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), is submitted alongside any subsequent application for Building Regulations approval (if relevant).

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at: www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine

entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

