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**From:** James Leftwich <jamesl@keithdavidsonpartnership.com>  
**Sent:** 21 September 2021 15:33  
**To:** Quinn, Mark  
**Cc:** Stuart Duffy; David Bennett  
**Subject:** RE: External Mail: FW: 21/00341/FUL - 32-34 High St, Prescot - Shopfront and Window proposal  
**Attachments:** 1630\_201 Proposed Plans and Elevations Rev E.pdf

Hi Mark,

Following your previous email below, we have had a meeting with the client to confirm the changes to the building which can be found on the attached drawing.

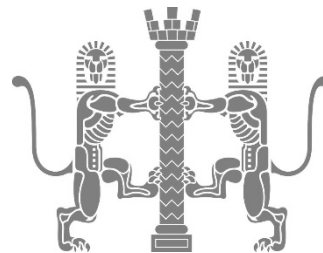
We trust this answers the queries below and makes things clearer. If you have any further questions please do not hesitate to contact us.

Kind Regards

**James Leftwich** BA (Hons) Dip. Arch  
Architectural Assistant Part II

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[jamesl@keithdavidsonpartnership.com](mailto:jamesl@keithdavidsonpartnership.com)

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**From:** Quinn, Mark [<mailto:mark.quinn@knowsley.gov.uk>]  
**Sent:** 13 September 2021 13:57  
**To:** James Leftwich  
**Subject:** RE: External Mail: FW: 21/00341/FUL - 32-34 High St, Prescot - Shopfront and Window proposal  
**Importance:** High

Hi James

Based on the amended plans the application appears now to be only for the installation of a new shop front. As the amended plans indicate that all windows will remain as existing, the window to the rear is no longer being re-instated and the window is not being inserted into the former ATM surround.

I have discussed this application again with the conservation officer and the issue we have is that the works taking place on site do not accord with your revised plans.

Please see attached photo which indicates that the majority of rear windows have already been removed. Can you please clarify what exactly is happening here. Are the old windows going back in , if so why where they taken out in the first instance or are new windows going in. In addition where the window on the rear elevation was due to be re-instated the bricks have been removed ready for a window to be inserted. Clarification is required. We need to be clear precisely what you are now applying for in order to be able to give the proposal due consideration.

In addition we are disappointed so see that the former ATM on Leyland Street will remain boarded and the new window and stone surround previously approved on an earlier application ( ref 18/00653/FUL) appears to no longer form part of this proposal. This is considered to present a very poor appearance to the street and does not preserve or enhance the conservation area. We request the new window and stone surround as previously approved be re-introduced into this proposal ?

Once the above queries have been answered we will be able to progress with the application.

Regards

Mark Quinn  
Principal Planner

Tel: (0151) 443 2223 | Email: [mark.quinn@knowsley.gov.uk](mailto:mark.quinn@knowsley.gov.uk)  
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**From:** James Leftwich <jamesl@keithdavidsonpartnership.com>  
**Sent:** 09 September 2021 09:50  
**To:** Quinn, Mark <mark.quinn@knowsley.gov.uk>  
**Cc:** Stuart Duffy <stuart@keithdavidsonpartnership.com>; David Bennett <david@keithdavidsonpartnership.com>  
**Subject:** FW: External Mail: FW: 21/00341/FUL - 32-34 High St, Prescot - Shopfront and Window App

Hi Mark,

Following David's email below, could we please have an update on the application?

Kind Regards

**James Leftwich** BA (Hons) Dip. Arch  
Architectural Assistant Part II

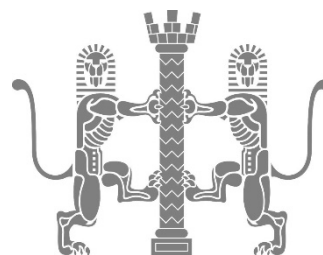
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**From:** David Bennett  
**Sent:** 02 September 2021 09:33  
**To:** Quinn, Mark  
**Cc:** Stuart Duffy; James Leftwich  
**Subject:** RE: External Mail: FW: 21/00341/FUL - 32-34 High St, Prescott - Shopfront and Window App

Hi Mark,

Further to James' email below can you possibly update us on the above application please? We have just checked online and the application hasn't been determined yet.

James is on leave so apologies if you have emailed him directly, however if you can update us as soon as you can please?

Thanks,

Kind Regards

**David Bennett** BA (Hons), Dip.Arch, RIBA, ARB  
Associate Director

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[david@keithdavidsonpartnership.com](mailto:david@keithdavidsonpartnership.com)

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**From:** James Leftwich <[jamesl@keithdavidsonpartnership.com](mailto:jamesl@keithdavidsonpartnership.com)>  
**Sent:** 24 August 2021 10:49  
**To:** Quinn, Mark <[mark.quinn@knowsley.gov.uk](mailto:mark.quinn@knowsley.gov.uk)>  
**Cc:** Stuart Duffy <[stuart@keithdavidsonpartnership.com](mailto:stuart@keithdavidsonpartnership.com)>; David Bennett <[david@keithdavidsonpartnership.com](mailto:david@keithdavidsonpartnership.com)>  
**Subject:** FW: External Mail: FW: 21/00341/FUL - 32-34 High St, Prescott - Shopfront and Window App  
**Importance:** High

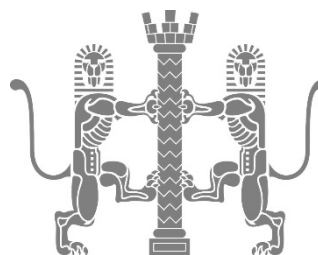
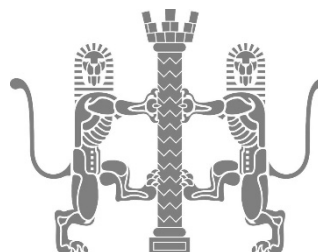
Hi Mark,

Please find attached the amended drawing for the shopfront on High St and answers to the Conservation Officers queries below. We trust this satisfies all of the concerns with the application. Could you please give us a timescale of when the application is likely to be approved?

Kind Regards

**James Leftwich** BA (Hons) Dip. Arch  
Architectural Assistant Part II

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[jamesl@keithdavidsonpartnership.com](mailto:jamesl@keithdavidsonpartnership.com)



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**From:** Quinn, Mark [<mailto:mark.quinn@knowsley.gov.uk>]  
**Sent:** 12 August 2021 13:44  
**To:** James Leftwich  
**Subject:** RE: External Mail: FW: 21/00341/FUL - 32-34 High St, Prescot - Shopfront and Window App  
**Importance:** High

Hi James

Thanks for your E mail. I have received the consultation response from our Heritage Officer and have discussed the proposals with her and can provide the following comments on the amended proposals.

### **Plans discrepancy**

The side of no 34 (outrigger) has been omitted. We understand changes are proposed to this elevation.

Please see Outrigger Elevation on amended Proposed Plans and Elevation.

### **Windows**

The changed proposals to retain the timber windows is welcomed. However, the proposals include some alterations to GF and rear windows. The NPPF requires any harm or loss to the conservation area to require clear and convincing justification.

All existing windows will now be retained.

To the ground floor the revised proposals involve altering the existing fixed windows to include a casement opening top light. We require the justification for all of the changes to the fixed windows facing High Street & Leyland Street to be set out clearly to enable us to consider this properly together with large scaled details sufficient to show what physical changes are proposed. This change in design is not currently addressed in the DAS/Heritage Statement, (this currently relates to the previous proposal for aluminium).

GF existing windows are now to be retained.

A handful of windows from the rear of the property have been removed recently (without authorisation). Some of these were historic and/or sash windows, and the current application is proposing these be replaced with top hung timber casements of a different appearance. The removal of original windows and their replacement with windows of a different type and appearance runs counter to national and local policy. Proposals should reinstate historic windows where these have been removed. We can provide photographs of the previous windows if required.

Our client has informed us no windows to the rear of the property have been removed. The security bars have been removed but all windows are now being retained as existing.

The proposals describe the retention of first floor windows facing High St and Leyland St. This is acceptable and welcomed.

First Floor windows are still being retained.

### **ATM removal**

One of the window surrounds has been altered previously to accommodate an ATM (now removed) the plans indicate this will be restored which is welcomed, however we require a note be added to the plans clarifying that the materials and details will replicate the originals.

The surround to the previous ATM will be retained as existing.

### **Shopfront**

Reinstatement of the currently absent shopfront is strongly welcomed.

The Shopfront SPD sets out the design expectations for new shopfronts in the conservation area. The retention of the historic pilaster and cornice accords with the expectations set out in section 4.3 of the Shopfront SPD.

Advice in section 5.4 of the Shopfront SPD also looks for the design and detailing of new development to enhance the uniformity between buildings which are designed as part of a larger terrace or pair, such as is the case here.

The developer has changed their proposals for materials during the course of the application. The original proposal was for a timber shopfront to match the adjacent one. However white aluminium is now proposed. While the intention is to copy the arrangement of glazing bars from the adjacent unit, this will have a different overall appearance, and will also appear discordant with the retained timber fascia and pilasters. While still beneficially reinstating a missing shopfront, the development now misses opportunities to enhance the conservation area. The justification given for this change relates to maintenance concerns, however our guidance does specify that we expect the use of timber in most cases in the conservation areas (see [Key Expectations: Shopfront Materials C.4 \(a\)](#)).

The Shop front will now be constructed of timber and will match the window next door as shown on the Proposed Plans and Elevations Drawing attached.

Given the emphasis the Council is putting on Heritage-led regeneration in Prescott, through shopfront improvement schemes it would be disappointing – and also not policy compliant – to miss this opportunity for enhancement.

### **Roof & Eaves**

The proposals mention possible like for like replacement of roof tiles (the existing is slate) and also repairs to gutters and downpipes to match existing. Clarification is required – does this form part of the current planning application?

No work will be carried out on the roof or eaves, they be retained as existing.

### **Rear Boundary**

The plans seem to indicate that no new rear boundary is to be provided. Is this accurate?

The rear boundary will not be altered and will remain as existing.

Regards

Mark Quinn  
Principal Planner

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**From:** James Leftwich <[jamesl@keithdavidsonpartnership.com](mailto:jamesl@keithdavidsonpartnership.com)>  
**Sent:** 12 August 2021 09:04  
**To:** Quinn, Mark <[mark.quinn@knowsley.gov.uk](mailto:mark.quinn@knowsley.gov.uk)>  
**Cc:** Stuart Duffy <[stuart@keithdavidsonpartnership.com](mailto:stuart@keithdavidsonpartnership.com)>; David Bennett <[david@keithdavidsonpartnership.com](mailto:david@keithdavidsonpartnership.com)>  
**Subject:** FW: External Mail: FW: 21/00341/FUL - 32-34 High St, Prescot - Shopfront and Window App

Hi Mark,

Following David's email below, please could you confirm when we can expect to receive the Decision Notice for the above application.

As David describes below, amendments have been made to up ease the Conservation Officers concerns, we would expect this to allow progression to an agreeable decision at this point.

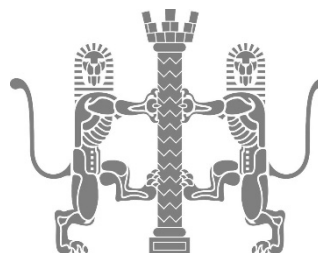
We look forward to receiving your update.

Kind Regards

**James Leftwich** BA (Hons) Dip. Arch  
Architectural Assistant Part II

DDI: +44 151 305 7125  
[jamesl@keithdavidsonpartnership.com](mailto:jamesl@keithdavidsonpartnership.com)

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**From:** David Bennett  
**Sent:** 02 August 2021 10:22  
**To:** Quinn, Mark  
**Cc:** Mick McKenna; Stuart Duffy; James Leftwich  
**Subject:** RE: External Mail: FW: 21/00341/FUL - 32-34 High St, Prescot - Shopfront and Window App

Hi Mark,

I believe you spoke to my colleague James over the above and you confirmed you were waiting on the Conservation Officer? Can we get an update today please on when we can expect the Decision Notice?

We have returned the windows to timber for the bank, so hopefully the Conservation Officer just has to comment on the shop front element which we are requesting to be Aluminium but the fenestration matches the adjacent Hair Salon.

Many thanks,

Kind Regards

**David Bennett** BA (Hons), Dip.Arch, RIBA, ARB  
Associate Director

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**From:** David Bennett

**Sent:** 16 July 2021 09:05

**To:** Quinn, Mark <[mark.quinn@knowsley.gov.uk](mailto:mark.quinn@knowsley.gov.uk)>

**Cc:** Stuart Duffy <[stuart@keithdavidsonpartnership.com](mailto:stuart@keithdavidsonpartnership.com)>; James Leftwich <[jamesl@keithdavidsonpartnership.com](mailto:jamesl@keithdavidsonpartnership.com)>

**Subject:** RE: External Mail: FW: 21/00341/FUL - 32-34 High St, Prescot - Shopfront and Window App

Hi Mark,

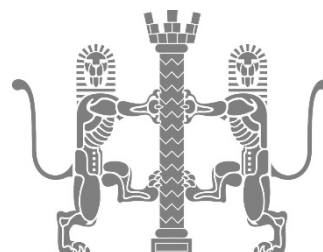
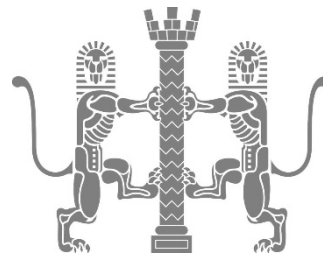
We have met with our Client earlier this week and we can confirm we will be looking to leave the Sliding Sash Windows to the First Floor of the former bank as existing. For the Ground Floor windows, these are all fixed windows so we are proposing to make these have a top opening light – the proportions and appearance of these will match the existing, these will be timber and painted white. To the rear elevation we are looking to replace some of the older fixed windows and blocked up windows with timber frame windows with a top opener.

However, our Client would prefer the Shop Front to be in aluminium due to inherent issues and maintenance with timber for the doors. We would propose these would match the fenestration arrangement of the existing shop front (hair salon) next door.

Many thanks,

Kind Regards

**David Bennett** BA (Hons), Dip.Arch, RIBA, ARB  
Associate Director



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[david@keithdavidsonpartnership.com](mailto:david@keithdavidsonpartnership.com)

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**From:** David Bennett  
**Sent:** 02 July 2021 09:22  
**To:** Quinn, Mark <[mark.quinn@knowsley.gov.uk](mailto:mark.quinn@knowsley.gov.uk)>  
**Cc:** Stuart Duffy <[stuart@keithdavidsonpartnership.com](mailto:stuart@keithdavidsonpartnership.com)>; James Leftwich <[jamesl@keithdavidsonpartnership.com](mailto:jamesl@keithdavidsonpartnership.com)>  
**Subject:** RE: External Mail: FW: 21/00341/FUL - 32-34 High St, Prescot - Shopfront and Window App

Hi Mark,

Apologies for the delay, we will amend the Existing Windows to the bank to remain as existing and be made good/ repaired.

We are meeting the Client Monday to quickly run through and sign off the changes so we'll send over the updated drawings Tuesday if that's ok?

Many thanks,

Kind Regards

**David Bennett** BA (Hons), Dip.Arch, RIBA, ARB  
Associate Director

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[david@keithdavidsonpartnership.com](mailto:david@keithdavidsonpartnership.com)

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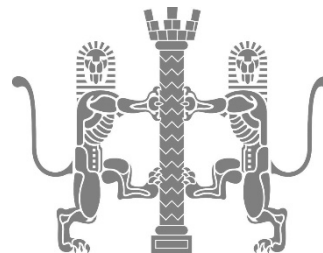
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**From:** Quinn, Mark <[mark.quinn@knowsley.gov.uk](mailto:mark.quinn@knowsley.gov.uk)>  
**Sent:** 02 July 2021 09:20  
**To:** David Bennett <[david@keithdavidsonpartnership.com](mailto:david@keithdavidsonpartnership.com)>



**Subject:** RE: External Mail: FW: 21/00341/FUL - 32-34 High St, Prescot - Shopfront and Window App  
**Importance:** High

Hi David

Can you advise how you wish to proceed with this application.

Regards

Mark Quinn  
Principal Planner

Tel: (0151) 443 2223 | Email: [mark.quinn@knowsley.gov.uk](mailto:mark.quinn@knowsley.gov.uk)  
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**From:** Quinn, Mark  
**Sent:** 25 June 2021 12:48  
**To:** David Bennett <[david@keithdavidsonpartnership.com](mailto:david@keithdavidsonpartnership.com)>  
**Subject:** RE: External Mail: FW: 21/00341/FUL - 32-34 High St, Prescot - Shopfront and Window App

Hi David

I have received some initial comments from the Conservation Officer on this proposal.

We are able to support the alterations to the shopfront. Given the condition of it at the moment this aspect is definitely likely to offer an enhancement.

However I do note that the plans show no specific details relating to the doors in terms of materials and colour finish. Can you provide these details ?

However, unfortunately we cannot accept the change of the original windows in the bank to aluminium sashes. This material including the design details and finish these features would have are alien to the building's architecture. It has not been demonstrated that the existing windows require replacement, and even if this was the case they would still require replacement in matching materials/details.

Once you have had the opportunity to discuss these comments with your client I would be grateful if you could advise how you would like to proceed with the application.

Regards

Mark Quinn  
Principal Planner

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**From:** David Bennett <[david@keithdavidsonpartnership.com](mailto:david@keithdavidsonpartnership.com)>  
**Sent:** 24 June 2021 11:00  
**To:** Quinn, Mark <[mark.quinn@knowsley.gov.uk](mailto:mark.quinn@knowsley.gov.uk)>  
**Cc:** Stuart Duffy <[stuart@keithdavidsonpartnership.com](mailto:stuart@keithdavidsonpartnership.com)>; James Leftwich <[jamesl@keithdavidsonpartnership.com](mailto:jamesl@keithdavidsonpartnership.com)>  
**Subject:** RE: External Mail: FW: 21/00341/FUL - 32-34 High St, Prescot - Shopfront and Window App

Hi Mark,

We would have to agree this with our Client, as 4 weeks is quite a long time. Can we not extend this by 2 weeks which we can agree to, as it is a very basic application? We understand that there is an unprecedented workload at the moment but hopefully as the Conservation Officer knows this scheme due to previous applications we wouldn't expect this to take a long time to review – the shop front was actually agreed during the initial Pre-App for the Hotel and subsequently discussed as part of the Studio Apartment Scheme.

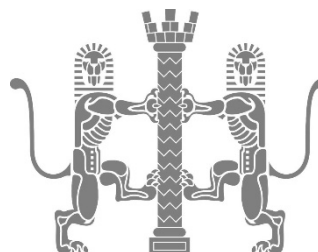
Many thanks,

Kind Regards

**David Bennett** BA (Hons), Dip.Arch, RIBA, ARB  
Associate Director

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[david@keithdavidsonpartnership.com](mailto:david@keithdavidsonpartnership.com)

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**From:** Quinn, Mark <[mark.quinn@knowsley.gov.uk](mailto:mark.quinn@knowsley.gov.uk)>  
**Sent:** 23 June 2021 08:51  
**To:** David Bennett <[david@keithdavidsonpartnership.com](mailto:david@keithdavidsonpartnership.com)>  
**Subject:** RE: External Mail: FW: 21/00341/FUL - 32-34 High St, Prescot - Shopfront and Window App

Hi David

Yes this is one of my cases and I am waiting for a response from the Conservation Officer. Unfortunately she has been off sick for a while. She is back in now and I have reminded her its still outstanding. I will see if I can get a likely timescale for a response. In the meantime could you agree to an extension of time until 23<sup>rd</sup> July please.

Many thanks

**Mark Quinn**  
Principal Planner

Tel: (0151) 443 2223 | Email: [mark.quinn@knowsley.gov.uk](mailto:mark.quinn@knowsley.gov.uk)  
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**From:** David Bennett <[david@keithdavidsonpartnership.com](mailto:david@keithdavidsonpartnership.com)>

**Sent:** 21 June 2021 10:53

**To:** Quinn, Mark <[mark.quinn@knowsley.gov.uk](mailto:mark.quinn@knowsley.gov.uk)>

**Cc:** Stuart Duffy <[stuart@keithdavidsonpartnership.com](mailto:stuart@keithdavidsonpartnership.com)>; James Leftwich <[jamesl@keithdavidsonpartnership.com](mailto:jamesl@keithdavidsonpartnership.com)>

**Subject:** External Mail: FW: 21/00341/FUL - 32-34 High St, Prescott - Shopfront and Window App

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Hi Mark,

Hope you are well. Are you dealing with the application for the Shop Front and Window Alterations for the above Ref: 21/00341/FUL? The Target Date for the application is this week so we were just looking for an update please. Is any further information required or are you looking to determine the application this week and is it likely to be supported?

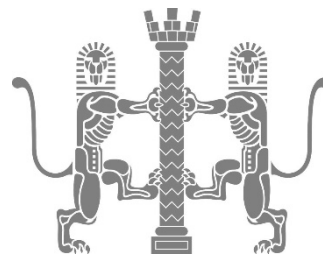
Many thanks,

Kind Regards

**David Bennett** BA (Hons), Dip.Arch, RIBA, ARB  
Associate Director

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[david@keithdavidsonpartnership.com](mailto:david@keithdavidsonpartnership.com)

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**From:** David Bennett

**Sent:** 28 April 2021 12:22

**To:** Overend, Paul <[Paul.Overend@knowsley.gov.uk](mailto:Paul.Overend@knowsley.gov.uk)>

**Cc:** Stuart Duffy <[stuart@keithdavidsonpartnership.com](mailto:stuart@keithdavidsonpartnership.com)>; James Leftwich <[jamesl@keithdavidsonpartnership.com](mailto:jamesl@keithdavidsonpartnership.com)>

**Subject:** RE: 21/00341/FUL - 32-34 High St, Prescott - Shopfront and Window App

Hi Paul,

Please see attached the Heritage Statement for the above scheme. If you can kindly confirm if this is acceptable and there the application is now Validated please?

Also, there has been an error on the name, it is George Cope not Gary Cope if this can be amended.

Thanks,

Kind Regards,

David Bennett, BA (Hons), Dip.Arch., R.I.B.A.  
Associate Director  
DDI: 0151 305 7122 | M: 07791 369260  
david@keithdavidsonpartnership.com

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**From:** Overend, Paul <[Paul.Overend@knowsley.gov.uk](mailto:Paul.Overend@knowsley.gov.uk)>  
**Sent:** 19 April 2021 15:02  
**To:** David Bennett <[david@keithdavidsonpartnership.com](mailto:david@keithdavidsonpartnership.com)>  
**Cc:** Stuart Duffy <[stuart@keithdavidsonpartnership.com](mailto:stuart@keithdavidsonpartnership.com)>  
**Subject:** REF: 21/00341/FUL - 32-34 High St, Prescot - Shopfront and Window App

Hi David,

I hope you are well. Thank you for submitting the above planning application through to Knowsley Council, please find attached correspondence in relation to the applications validation.

Mick McKenna called today to make the payment of £462 – which might be an over payment as the actual fee appears to be £234 – please can you clarify this?

Kind regards

Paul

**Paul Overend**  
Technical Support Manager

Tel: (0151)-443 2762 Email: [paul.overend@knowsley.gov.uk](mailto:paul.overend@knowsley.gov.uk)  
Knowsley Council | Municipal Buildings | Archway Road | Huyton | L36 9YU

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**From:** David Bennett <[david@keithdavidsonpartnership.com](mailto:david@keithdavidsonpartnership.com)>  
**Sent:** 09 April 2021 10:44

**To:** DCSubmissions <[DRES.DCSubmissions@knowsley.gov.uk](mailto:DRES.DCSubmissions@knowsley.gov.uk)>  
**Cc:** Stuart Duffy <[stuart@keithdavidsonpartnership.com](mailto:stuart@keithdavidsonpartnership.com)>  
**Subject:** External Mail: 32-34 High St, Prescott - Shopfront and Window App

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Dear Sir / Madam,

Please see attached our Application Information for the above building. We are applying for alterations to external appearance to create a new shopfront and replace all the windows. Our Client will call early next week to Pay the application fee of £462.

Should you need anything further please let us know?

Thanks,

Kind Regards,

**David Bennett**, BA (Hons), Dip.Arch., R.I.B.A.  
Associate Director  
DDI: 0151 305 7122 | M: 07791 369260  
[david@keithdavidsonpartnership.com](mailto:david@keithdavidsonpartnership.com)

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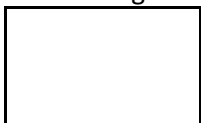
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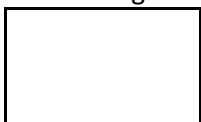
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|         |                                                               |              |                |                 |                |                 |
|---------|---------------------------------------------------------------|--------------|----------------|-----------------|----------------|-----------------|
| E       | Windows to bank and rear method.                              | DL           | DB             | 2/10/82         | 2/10/82        | 2/10/82         |
| D       | Windows to bank and rear method. Shop front 11 timber         | JL           | DB             | 1/8/82          | 1/8/82         | 1/8/82          |
| C       | Windows to rear window revised and Shop to rear doors updated | 05/04/21     | 05/04/21       | 05/04/21        | 05/04/21       | 05/04/21        |
| B       | Lapout Revised                                                | RM           | DB             | 05/04/21        | 05/04/21       | 05/04/21        |
| A       | Lapout Revised                                                | RM           | DB             | 07/04/21        | 07/04/21       | 07/04/21        |
| Version | Amendment                                                     | Drawn & Date | Checked & Date | Approved & Date | Checked & Date | Approved & Date |

KeithDavidsonPartnership

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Web : [keithdavidsonpartnership.com](http://keithdavidsonpartnership.com)

Small Project Number

-34 High Street\_Shop Front

| Proposed Plans and Elevations |               |          |          |
|-------------------------------|---------------|----------|----------|
| Scale                         | Original Size | Planning |          |
| 1/8" = 1'-0"                  | A1            | Checked  | Approved |
| Date                          | Drawn         | DB       | DB       |
| 03.21                         | RM            |          |          |