

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 21/00454/FUL

APPLICANT: Co-op Property

WARD AFFECTED: Prescott North

DEVELOPMENT: DEMOLITION AND RECONSTRUCTION OF REAR SIDE BOUNDARY WALLS

LOCATION OF SITE: Co-Op Funeral Care, 12-14 Warrington Road, Prescott, Knowsley, L34 5RB

KNOWSLEY LOCAL PLAN ALLOCATION –

Prescot Town Centre Conservation Area
Town and District Centres - Prescott 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

None Relevant

TECHNICAL CONSULTATIONS:

Conservation – No objections subject to conditions in relation to Demolition of the wall, stone section and mortar specification.

Prescot Town Council – Objection - The Town Council would like to ensure that the works are in keeping within the current conservation and heritage of the area.

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NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 15 neighbours and by site and press notices.

ISSUES AND ASSESSMENT:

PROPOSAL

The application is an application for the demolition and reconstruction of rear side boundary walls.

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

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 proposal would involve the demolition and reconstruction of an existing wall. The proposal will preserve and enhance the appearance of the Conservation Area provided that conditions are attached in relation to demolition of the wall, stone section and mortar specification. This is supported by the views of the council's Conservation Officer who has no objection subject to conditions.

Overall, 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.

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) Wall Demolition

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Demolition of the wall shall take place using hand tools only, and stone and bricks cleaned and salvaged. The salvaged stone and brick from above the sandstone sections shall be re-used within the replacement wall. To supplement reclaimed materials, bricks shall be as specified on plan titled "West Existing & Proposed Elevations" dated 10/05/22. Bricks shall be laid in English Garden Wall or Flemish bond.

Reason: In order to preserve and enhance the Prescott Town Centre Conservation Area.

3) Stone Section

The coursing pattern and tooling of the stone section of the wall shall match the existing. The coping to the rebuilt wall shall comprise natural stone copings. The existing salvaged copings shall be re-used, and the remainder shall be in matching natural red sandstone and matching section. Any new sandstone shall be 'St Bees'.

Reason: In order to preserve and enhance the Prescott Town Centre Conservation Area.

4) Mortar

The Mortar shall be 1 part St Astier NHL2, 1.5 parts Nosterfield sharp sand, 1.5 parts Leighton buzzard sharp sand.

Reason: In order to preserve and enhance the Prescott Town Centre Conservation Area.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
26/05/2022	SK 01	Rev 2	Footing Sketch
11/05/2022	05	Rev B	West - Existing and Proposed Elevations
20/01/2022	07	-	East – Existing and Proposed Elevations
04/08/2021	01	-	Location Plan
04/08/2021	02	-	Site Plan
04/07/2021	03	-	Demolition Works
04/08/2021	04	-	Proposed Works
27/05/2021	-	-	Heritage Statement

Andrew Hunt
7 June 2022

Alan Kilroe
13 June 2022

Document Reference PS/DC/OP04/05	Document Issue Number 003	Document Issue Date 23/9/02
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