

APPLICATION NO: 23/02769/KMBC1 **CASE OFFICER:** Andrew Hunt

WARD: Prescot North **PARISH:** Prescot
Town Council

LOCATION: 5-7 Eccleston Street, Prescot, Knowsley, L34 5QA

PROPOSAL: REPAIR AND REFURBISHMENT OF THE BUILDING INCLUDING
NEW WINDOWS AND NEW SHOP FRONT

Site Description

The application site is a row of shops at 5-7 Eccleston Street. The site forms part of Prescot Town Centre and is at the western end of Eccleston Street. The site is a key gateway set within a prominent position within Prescot Town Centre. The site is bounded by Shakespeare North playhouse to the north west, other shops to the north east and south east and Prescot Parish Church to the west.

Proposal

The proposal is for the repair and refurbishment of the building including new windows and new shop front.

Consultations

Conservation – The works overall represent a substantial enhancement to the Prescot Town Centre Conservation Area, owing to the quality of the alterations and repairs proposed. The works are therefore considered to meet the expectations of s72 of the P(LBCA)Act 1990, NPPF guidance, and Local Plan policies CS19 and CS20. However, additional details are required to be submitted via conditions to ensure appropriate materials.

Representations

This application has been publicised by letters sent to 16 neighbours and by site and press notices. No representations have been received.

Planning History

An application has been approved at the site for the change of use of first and second floors from retail to 2 apartments and external changes. (15/00505/FUL – approved 10/03/2016).

Relevant Policy

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

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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
CS6 - Town Centres and Retail Strategy
CS14 - Principal Regeneration Area – Prescott Town Centre
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

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

ISSUES AND ASSESSMENT:

PRINCIPLE OF DEVELOPMENT

The application site is situated within Prescott Town Centre but consists of alterations to the building. The existing use of the site would be unchanged and therefore the application is acceptable in principle.

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

IMPACT ON PRESCOT TOWN CENTRE CONSERVATION AREA

Planning Policy

NPPF para 197 states that In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

NPPF Para 202 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Background

The building is within Prescott Town Centre Conservation Area. The site is proximate to listed buildings and forms part of the broader townscape setting of these, notably St Mary's Church (Grade I).

5-7 Eccleston Street are historic buildings which contribute positively to the significance, character and appearance of the conservation area; however they are currently vacant and dilapidated which undermines their contribution. 5 Eccleston Street has been extensively altered. The existing end gable is built in modern brickwork laid in stretcher bond. The front elevation is of painted stretcher bond brickwork which makes clear that extensive, unsympathetic, rebuilding has taken place. Historic images show this building had three storeys originally fitted into what is now the 2 storeys, and was previously wider. 7 Eccleston Street is believed to have been built as part of the White Horse PH built c1810-1830. No 9 Adjacent was part of the building and the composition of 7-9 would have originally been fairly symmetrical with matching fenestration and details throughout. The building is better preserved than no. 5, however has seen some remodelling, e.g. loss of chimney stacks and outriggers and former windows to the rear are blocked up. On both 5 and 7 the ground floor frontage is wholly modernised and detracts from the architectural character of the buildings and the street scene.

Assessment

The proposed works overall are considered to result in an improvement in the historic character of the building. In particular, the shopfront will be restored to a more traditional form rather than the current modern bland appearance. In addition two new windows will be added and the existing windows will be made more consistent with the historic nature of the area. These changes will restore the historic interest of the buildings and enhance the building character and appearance and that of the Prescott Twon Centre Conservation Area generally.

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

c:\users\balmerj\appdata\local\microsoft\windows\inetcache\content.outlook\2qsgxcqr\23-00769 - kmhc 5 - 7 eccleston street
prescot l34 5qa.docx

The application would not result in any harm to the St Mary's Church Grade 1 listed building as the works are small in scale and improvement rather than detract from the historic nature of the area.

The views above are supported by the council's conservation officer who has no objection subject to conditions.

Conditions are required in relation to material details and specifications.

Overall, the application complies with Core Strategy policies CS14 and CS21, NPPF Para 197 and UDP policy DQ5.

RESIDENTIAL AMENITY

Policy CS19 in the Core Strategy requires new developments to maintain a good standard of amenity for all existing and future occupants of land and buildings by avoiding unacceptable impacts on existing residents and future occupiers.

The works would be minor in scale and would not impact on residential amenity.

CONCLUSION

The development is acceptable in principle and would not cause harm in relation to Conservation, or residential amenity. The proposed development complies with policies included within the Core Strategy (2016), Knowsley Replacement Unitary Development Plan (saved policies 2009) and National Planning Policy Framework (2019).

RECOMMENDATION:

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

- 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) Plans

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:-

- a. Double Glazed Sash Windows with horns – Detail 11 – 1682 – 053 (received 30/11/2023)
- b. Double Glazed Sash Windows without horns – Detail 10 – 1682 – 052 (received 30/11/2023)
- c. Double Glazed Sash Windows without horns – Detail 9 – 1682 – 051 (received 30/11/2023)
- d. Double Glazed Sash Windows without horns – Detail 8 – 1682 – 050 (received 30/11/2023)
- e. Detail 12 and 13 - General Building Control Notes – 1682 -028 (received 30/11/2023)

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

- f. Shop Front Plans and Elevations Proposed – no - 1682 -027 (received 30/11/2023)
- g. Entrance Door with Fan Light over – Detail 12 - 1682 - 026 (received 30/11/2023)
- h. Shop Front Door and Ramp – Detail 7 - 1682 - 025 (received 30/11/2023)
- i. Shop front detail in plan 1682 - 024 (received 30/11/2023)
- j. Shop Front Head Detail – Detail 2 - 1682 - 023 (received 30/11/2023)
- k. Shop Front Stallriser – Detail 1 - 1682 - 022 (received 30/11/2023)
- l. Proposed Section AA - 1682 - 021 (received 30/11/2023)
- m. Shop front Plans and Elevations as Proposed - 1682 - 020 (received 30/11/2023)
- n. Proposed Elevations – Rev A - 1682 - 006 (received 30/11/2023)
- o. Proposed Plans – Rev A - 1682 - 006 (received 30/11/2023)
- p. Location Plan - 1682 - 001 (received 06/11/2023)
- q. Heritage Statement - (received 06/11/2023)

Reason: For the avoidance of doubt.

Pre Commencement

3) Conservation Details

- a. Brick samples of all new bricks together with drawn details showing the location and extent of works shall be submitted to the LPA and agreed in writing prior to removal of existing masonry and new brick being inserted into the building. New bricks shall match surrounding masonry in all respects and be toothed into existing.
- b. Details of the mortar mix and method statement for lime mortar repointing works shall be submitted to the LPA and agreed in writing prior to re-pointing works being carried out.
- c. Specifications and test sample patches shall be prepared indicating the proposed cleaning method for removal of paint on stone gutter, cills, lintels and elevations; such details and test patches shall be submitted to and agreed with the LPA in writing prior to such cleaning works being carried out.
- d. Any proposals to repaint or re-render lintels, cills or elevations, shall be submitted to the LPA together with a written justification for the works, and agreed in writing prior to such re-painting or re-rendering being carried out.
- e. Notwithstanding submitted details, full details of the design of all new/replacement windows shall be submitted to the LPA for agreement prior to installation. Details shall include elevations and vertical and horizontal cross sections through the frames and glazing bar at no less than 1:2, and elevations and a section at 1:5 showing the window reveal. Sash windows shall be cord and weight timber construction, and entail traditional mouldings and arrangements.
- f. Full details of rooflights (including materials, finish, size) shall be submitted to the LPA prior to installation. Rooflights shall be set flush with the roof slope, the colour finish shall blend with surrounding slates.
- g. Full details and/or samples and specification of all new cast iron hoppers, brackets and downpipes shall be submitted to the LPA and agreed prior to their installation.
- h. Details of the design and placement of the new awning shall be submitted to the LPA and agreed prior to installation.

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

- i. Paint colours for all external joinery, ironwork and masonry shall be submitted to the LPA and agreed prior to painting taking place.
- j. The shopfronts shall be installed in accordance with the approved details unless any variations to mouldings or arrangements are first submitted to the LPA and agreed in writing.

All details shall be carried out in accordance with the approved plans and retained as such hereafter.

Reason: In order to avoid harm to heritage.

Signed Case Officer¹:

Andrew Hunt

**Signed Authorising
Officer²:**

Alan Kilroe

Date:

2 January 2024

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

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

INFORMATIVES

N/A

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

c:\users\balmerj\appdata\local\microsoft\windows\inetcache\content.outlook\2qsgxcqr\23-00769 - kmbc 5 - 7 eccleston street
prescot l34 5qa.docx