



Knowsley Council

REGENERATION AND ECONOMIC DEVELOPMENT

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 23/02769/KMBC1

Name and address of applicant

KMBC
Invest Knowsley
Civic Way
Huyton
L36 9GD

Name and address of agent

DLP Planning
204B
The Tea Factory
82 Wood Street
Liverpool
L1 4DQ

Date of Receipt: 6 November 2023

Date Valid: 8 November 2023

Address/Location Of Development:

5-7 Eccleston Street
Prescot
Knowsley
L34 5QA

Description of Development:

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

The Council of the Metropolitan Borough of Knowsley hereby give notice in pursuance of the above Act(s) that Planning Permission has been **granted** for the carrying out of the development referred to above in accordance with the application and plans submitted 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. 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)
 - 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.

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.

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.

REASON(S) FOR THE GRANTING OF PLANNING PERMISSION

The decision to grant planning permission has also been taken having regard to the policies and proposals as set out below, and to all relevant material considerations including supplementary planning guidance: -

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS6 - Town Centres and Retail Strategy

CS14 - Principal Regeneration Area - Prescott TC

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

This informative is only intended as a summary of the reason(s) for the granting of planning permission. Should you require any further details relating to the decision please contact the relevant case officer (Andrew Hunt on 0151 443 2204)

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.

NOTE FOR APPLICANT:

IMPORTANT - PLEASE READ CAREFULLY THE NOTES BELOW AS FAILURE TO COMPLY COULD MAKE THE DEVELOPMENT HEREBY PERMITTED UNAUTHORISED

- 1) This planning permission is granted in strict accordance with the approved plans. It should be noted however that:
 - a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.
 - b) You or your agent or any other person responsible for implementing this permission should inform Planning Services immediately of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new planning application.
- 2) This permission is granted subject to conditions and it is the owner of the property and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond.
- 3) If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent.
 - a) If a condition precedent is not complied with prior to the start of development, the whole of the development will be unauthorised and you may be liable to enforcement action.
 - b) In addition, if the requirements of a condition precedent are subsequently not complied with, the development is unauthorised and the only way to rectify the development is the submission of a new application.

If any other type of condition is breached then you will be liable to a breach of condition notice.

Head of Planning & Building Control

Date: 2 January 2024

IMPORTANT NOTES FOR YOUR ATTENTION:

1. This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, bylaw, order or regulation.
2. This permission refers only to those plans submitted as part of the Planning Application a copy of which is retained by the Local Planning Authority. The Local Planning Authority should be contacted in writing if it is proposed to amend these plans in any way as a further permission, may be required.
3. If a Building Regulations Consent is required for these works it is your responsibility to ensure that the plans submitted for both the Building Regulations Consent and Planning Permission are the same in all respects. Should the plans relating to one consent vary from the other, it will be necessary for you to submit amended plans to this Department and obtain the relevant approval(s) prior to commencing any works.

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- As this is a decision for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.