



RIBBLE VALLEY
BOROUGH COUNCIL

For office use only

Application No.

320120962P

Date received

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for Planning Permission and listed building consent for alterations,
extension or demolition of a listed building.

Town and Country Planning Act 1990

Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website
If you require any further clarification please contact the Authority's planning department

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:		Surname:	
Company name	Talbot Hotel at Chipping Ltd				
Street address:	c/o Palewood House			Country Code	National Number
	Whitewell Road			Telephone number:	Extension Number
	Cowark			Mobile number:	
Town/City	Clitheroe			Fax number:	
County:	Lancashire			Email address:	
Country:	United Kingdom				
Postcode:	BB7 3DG				

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Ivan	Surname:	Wilson
Company name:	IWA Architects Ltd				
Street address:	Waterloo Mill			Country Code	National Number
	Waterloo Road			Telephone number:	Extension Number
				Mobile number:	
Town/City	Clitheroe			Fax number:	
County:	Lancashire			Email address:	
Country:	United Kingdom				
Postcode:	BB7 1LR				

admin@iwarchitects.co.uk

3. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter
extend or demolish the listed building(s):

Refurbishment and extension to existing hotel to create 9 No. ensuite bedrooms, function suite, bistro restaurant and bar area with ancillary hotel, kitchen and staff facilities; change of use of the existing barn to form 11 No. ensuite bedrooms ancillary to the hotel accommodation; extension and refurbishment of existing car parking facilities to create 46 No. parking spaces including the repair and refurbishment of the existing cobbled forecourt.

Has the development or
work(s) already started?

☐ Yes ☒ No

4 OCT 2012

4. Site Address Details

Full postal address of the site (including full postcode where available)

House:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	TALBOT HOTEL		
Street address:	TALBOT STREET		
	CHIPPING		
Town/City:	PRESTON		
County:	<input type="text"/>		
Postcode:	PR3 2QE		

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	362283
Northing:	443328

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title:	Mr	First name:	John	Surname:	MacHolc
Reference:	JM/EL/12/ENQ/0175				
Date (DD/MM/YYYY):	26/09/2012		(Must be pre-application submission)		

Details of the pre-application advice received:

Letter received following meeting summarising discussions, points noted during final design development.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

1723.P.100

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

1723.P.100

8. Authority Employee/Member

With respect to the Authority I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Demolition

Does the proposal include total or partial demolition of a listed building?

☒ Yes ☐ No

320120962P

Which of the following does the proposal involve?

a) Total demolition of the listed building

☐ Yes ☐ No

b) Demolition of a building within the curtilage of the listed building

☐ Yes ☐ No

c) Demolition of a part of the listed building

☒ Yes ☐ No

What is the total volume of the listed building?

2675.7500
0000 m³

What is the volume of the part to be demolished?

161.25000
000 m³

What was the date (approximately) of the erection of the part to be removed?

Month: 05 Year: 1991

(Date must be pre-application submission)

Please describe the building or part of the building you are proposing to demolish:

Single storey rear extensions to main building to house additional lounge/bar area and toilet facilities

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

Both extensions are recent additions to the existing building and their demolition will facilitate a more cohesive development of the existing building's facilities and link into the proposed extension; demolition of the existing toilet facilities will also assist in rationalising and making a safer vehicular access into the existing/proposed car parking facilities

10. Listed building alterations

Do the proposed works include alterations to a listed building?

☒ Yes ☐ No

If Yes, will there be works to the interior of the building?

☒ Yes ☐ No

Will there be works to the exterior of the building?

☒ Yes ☐ No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

☒ Yes ☐ No

Will there be stripping out of any internal wall, ceiling or floor finishes (e.g. plaster floorboards)?

☒ Yes ☐ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed and the proposal for their replacement including any new means of structural support, and state references for the plan(s)/drawing(s).

State references for these plan(s)/drawing(s):

1723.D.100

1723.E.001, E.002a, E.003a, E.004a, E.005a, E.006, E.007, E.008, E.009, E.010, E.011, E.012, E.013, E.014 and E.015

1723.P.100, P.101, P.102, P.103, P.104, P.105, P.106, P.107, P.108, P.109 and P.110

11. Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

☐ Don't know ☐ Grade I ☐ Grade II* ☒ Grade II

Is it an ecclesiastical building?

☐ Don't know ☐ Yes ☒ No

12. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building?

☐ Yes ☒ No

13. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	14	41	27
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	5	5
Cycle spaces	0	10	10
Other (e.g. Bus)	0	0	0
Short description of Other			

14. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

14. Materials (continued)

External walls - add description

Description of *existing* materials and finishes:

Hotel: irregular coursed stone with ashlar stone quoins and detailing; render to front elevation facing Talbot Street

Barn: irregular coursed stone

Description of *proposed* materials and finishes:

Generally: existing stonework and render to be repaired where required.

New: coursed random stonework with feature vertical cedar cladding panel detailing; timber/aluminium composite patent glazing frames to feature glazed enclosure to link.

Roof covering- add description

Description of *existing* materials and finishes:

Hotel and Barn: welsh blue slate roofs

Description of *proposed* materials and finishes:

Hotel and Barn: existing roofs to be repaired with reused/matching materials

Extension: single ply membrane to flat roof areas; standing seam zinc to low pitched roofs. Structural glass roof to function room / bar reception 'conservatory'.

Chimney - add description

Description of *existing* materials and finishes:

Coursed stone to hotel only

Description of *proposed* materials and finishes:

Coursed stone to be repaired/repointed where required

Windows - add description

Description of *existing* materials and finishes:

Painted timber to existing hotel

Description of *proposed* materials and finishes:

Existing timber windows to be repaired/refurbished as required

New windows to be timber/aluminium composite ppc; structural glazing to rear elevations of function rooms, dining and bar reception areas of new extension.

External doors - add description

Description of *existing* materials and finishes:

Painted timber to existing

Description of *proposed* materials and finishes:

Existing painted timber doors to be repaired and refurbished
new doors to be part of timber/aluminium composite ppc

Ceilings - add description

Description of *existing* materials and finishes:

Lath and plaster to existing hotel

Description of *proposed* materials and finishes:

Existing lath and plaster ceilings to be repaired where practical.
New build to have plasterboard ceilings.

Internal walls - add description

Description of *existing* materials and finishes:

Hotel has existing brick and framed partitions/walls

Description of *proposed* materials and finishes:

Existing walls to be repaired.

New walls to hotel to be timber studwork; walls to extension to be block/timber stud work to suit.

Floors - add description

Description of *existing* materials and finishes:

Existing timber floor boards generally; earth and cobbles floor to barn.

Description of *proposed* materials and finishes:

Existing timber floors to be repaired and refurbished.
New ground floors to concrete with screed finish.

Internal doors - add description

Description of *existing* materials and finishes:

Timber panelled doors to hotel

Description of *proposed* materials and finishes:

Existing panelled doors to be retained and refurbished.
New doors to be timber veneered.

Rainwater goods - add description

Description of *existing* materials and finishes:

Painted cast iron

Description of *proposed* materials and finishes:

Existing cast iron requiring replacement to be replaced on a like-for like basis.
New rainwater goods to extension to be ppc aluminium.

14. Materials (continued)

320120962 P

Boundary treatments - add description

Description of *existing* materials and finishes:

Timber fencing.

Description of *proposed* materials and finishes:

Timber fencing to match existing.

Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

Cobbles to forecourt to hotel and barn.

Rear car parking area tarmac

Description of *proposed* materials and finishes:

Existing cobbles to be refurbished to create safe and level access to hotel and barn.

New parking area to be permeable paving (to be determined).

Lighting - add description

Description of *existing* materials and finishes:

Not known.

Description of *proposed* materials and finishes:

To be agreed.

Are you supplying additional information on submitted drawings or plans?

☒ Yes ☐ No

If Yes, please state plan(s)/drawing(s) references:

1723 E 001, E 002a, E 003a, E 004a, E 005a, E 006, E 007, E 008, E 009, E 010, E 011, E 012, E 013 E 014 and E 015

1723.P.100, P.101, P.102, P.103, P.104, P.105, P.106, P.107, P.108, P.109 and P.110

15. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☒

Package treatment plant

☐

Unknown

☐

Septic tank

☐

Cess pit

☐

Other

Are you proposing to connect to the existing drainage system?

☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

1723.P.100

16. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☒ Yes ☐ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☒ Yes ☐ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☒ Sustainable drainage system☐ Main sewer☐ Pond/lake☐ Soakaway☒ Existing watercourse

17. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site OR on land adjacent to or near the application site:

a) Protected and priority species

☒ Yes, on the development site☐ Yes, on land adjacent to or near the proposed development☐ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site☐ Yes, on land adjacent to or near the proposed development☒ No

c) Features of geological conservation importance

☐ Yes, on the development site☐ Yes, on land adjacent to or near the proposed development☒ No

18. Existing Use

Please describe the current use of the site:

Vacant.

Is the site currently vacant?

☒ Yes ☐ No

If Yes, please describe the last use of the site:

Hotel with bar and restaurant facilities with bedroom accommodation to upper floors.

When did this use end (if known) (DD/MM/YYYY)?

04/01/2010

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application

Land which is known to be contaminated?

☐ Yes ☒ No

Land where contamination is suspected for all or part of the site?

☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination?

☐ Yes ☒ No

19. Trees and Hedges

Are there trees or hedges on the proposed development site?

☒ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes ☒ No

If Yes to either or both of the above you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'

20. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

☐ Yes ☒ No

21. Residential Units

Does your proposal include the gain or loss of residential units?

☐ Yes ☒ No

22. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss gain or change of use of non-residential floorspace?

☒ Yes ☐ No

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking establishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	620.7	45.0	868.0	823.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	0.0	0.0
Total		620.7	45.0	868.0	823.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	5	20	15

23. Employment

320120962P

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	17	21	0

24. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
C1							<input checked="" type="checkbox"/>

25. Site Area

What is the site area?

00.39

hectares

26. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Not applicable

Is the proposal for a waste management development?

☐ Yes ☒ No**27. Hazardous Substances**

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No**28. Site Visit**

Can the site be seen from a public road, public footpath, bridleway or other public land?

☐ Yes ☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent ☐ The applicant ☐ Other person**29. Certificates (Certificate A)****Certificate Of Ownership - Certificate A****Certificate under Article 12 – Town and Country Planning (Development Management Procedure) (England) Order 2010 & Regulation 6 – Planning (Listed Buildings and Conservation Areas) Regulations 1990**I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which the application relates.

Title: Mr First name: Ivan Surname: Wilson

Person role: Agent Declaration date: 04/10/2012 ☒ Declaration made**29. Certificates (Agricultural Land Declaration)****Agricultural Land Declaration****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: Mr First Name: Ivan Surname: Wilson

Person role: Agent Declaration date: 04/10/2012 ☒ Declaration Made**30. Declaration**

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them

☒ Date 04/10/2012