



ENGLISH HERITAGE  
NORTH WEST OFFICE

Mr John Macholc  
Ribbles Valley Borough Council  
Development Directorate, Council Offices  
Church Walk  
CLITHEROE  
Lancashire  
BB7 2RA

Direct Dial: 07771 885 126  
Direct Fax: 0161-242-1413

Our ref: L00198774

16 November 2012

Dear Mr Macholc

FOR THE  
ATTENTION OF

TALBOT HOTEL, TALBOT STREET, CHIPPING, PRESTON, PR3 2QE

Notifications under Circular 01/2001, Circular 08/2009 &  
T&CP (Development Management Procedure) Order 2010  
Application No 3/2012/0963

English Heritage has welcomed being involved, by both the architect and local planning authority, throughout evolution of this proposal. Following the major concerns that we raised in relation to the previous scheme, a site visit and further meeting was held on the 25<sup>th</sup> July 2012 at our offices to discuss the revised proposals. We subsequently offered detailed comments on proposals which are broadly similar to the submitted scheme (see page 25 of the Design and Access Statement).

We understand that since providing our advice, the form, design and detailing of the proposed new extension has changed once again, however we have no further comments to make, above or beyond the comments in our pre-application advice in our letter dated 30<sup>th</sup> July 2012. We are satisfied regarding this element of the scheme in terms of its impact on both the Grade II listed Hotel and the setting of the adjacent Grade II\* listed church.

Furthermore, a Noise Modelling Report has now been provided which considers the impact of the function room in different locations and also raises the issue of the need for air conditioning as part of the strategy to control noise, which would have major implications for the historic fabric and appearance of the barn if this were to be the location of the function room.

Overall therefore, in our view, the proposals adequately address the issues raised in paragraphs 178-180 of the Historic Environment Planning Practice Guide (HEPPG) (English Heritage, 2010) and also paragraph 134 of the National Planning Policy Framework in that the impact can be outweighed by the public benefits of bringing the



SUITES 3.3 AND 3.4 CANADA HOUSE 3 CHEPSTOW STREET MANCHESTER M1 5FW

Telephone 0161 242 1400 Facsimile 0161 242 1401  
[www.english-heritage.org.uk](http://www.english-heritage.org.uk)

English Heritage is subject to the Freedom of Information Act, 2000 (FOIA) and Environmental Information Regulations 2004 (EIR).  
All information held by the organisation will be accessible in response to an information request, unless one of the exemptions in the FOIA or EIR applies.



ENGLISH HERITAGE  
NORTH WEST OFFICE

building back into an active use.

**Recommendation**

**This application should be determined in accordance with national and local policy guidance, and on the basis of your expert conservation advice.**

If you would like further advice on this application, please contact us to explain your request. Please re-consult us if there are material changes to the proposals. We will then consider whether such changes might lead us to object. If they do, and if your authority is minded to grant consent, you should notify the Secretary of State of this application in accordance with Circular 08/2009.

Yours sincerely

**Kerry Babington**

Inspector of Historic Buildings and Areas

E-mail: [kerry.babington@english-heritage.org.uk](mailto:kerry.babington@english-heritage.org.uk)

cc



SUITES 3.3 AND 3.4 CANADA HOUSE 3 CHEPSTOW STREET MANCHESTER M1 5FW

Telephone 0161 242 1400 Facsimile 0161 242 1401  
[www.english-heritage.org.uk](http://www.english-heritage.org.uk)

*English Heritage is subject to the Freedom of Information Act, 2000 (FOIA) and Environmental Information Regulations 2004 (EIR).  
All information held by the organisation will be accessible in response to an information request, unless one of the exemptions in the FOIA or EIR applies.*