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Your ref: 3/2022/0278 & 0279

Our ref: [REDACTED]

Date: 14th April 2022

FAO A Dowd

Dear Mr Macholc

Planning Application and Listed Building Application 3/2022/0278 and 0279: Partial demolition of a Grade II listed building. Conversion of public house into one new dwelling and one holiday let. Construction of a single storey rear extension. Limited external alterations to Talbot Hotel. Conversion of adjacent barn into three new dwellings with associated works. Formation of parking and manoeuvring areas to rear. Hard and soft landscaping. Talbot Hotel, 5 Talbot Street, Chipping PR3 2QE

Thank you for your consultation on the above applications. They are accompanied by a Heritage Statement by Sunderland Peacock (Jan 2022) which describes and illustrates the buildings and assesses the impact of the scheme upon their significance. There will be negative impacts upon this significance, but the changes proposed appear to have a less than substantial impact when balanced against the advantage of bringing the buildings back into economic use. Given the detail provided in the Heritage Statement we considered if any further building recording was necessary and have concluded that sufficient questions over the buildings' features, history and development remain to justify the creation of a formal record to level 3 as set out in "*Understanding Historic Buildings*" (Historic England 2016). This can be required by a planning condition. The following wording is suggested:

Condition: No development, site clearance/preparation, or demolitions shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. The programme of works should comprise the creation of a record of the building to Level 3 as set out in '*Understanding Historic Buildings*' (Historic England 2016). It should include a full description of the building, inside and out, a drawn plan, elevations and at least one section (which may be derived from checked and corrected architect's drawings), and a full photographic coverage, inside and out. The record should also include a rapid desk-based assessment, putting the building and its features into context. This work should

be undertaken by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists (www.archaeologists.net). A digital copy of the report and the photographs shall be placed in the Lancashire Historic Environment Record prior to the dwelling consented being first occupied.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the buildings/site.

Note: The record should reference and may build upon "*The Talbot Hotel and adjacent barn Talbot Street, Chipping, Lancashire: Historic Buildings Assessment*" (Haigh S 2011) and "*Heritage Appraisal for Conversion from Public House and Adjacent Barn at The Talbot Hotel, Talbot Street, Chipping, Lancashire PR3 2QE*" (Sunderland Peacock 2022). Relevant archaeological standards and lists of potential contractors can be found on the ClfA web pages: <http://www.archaeologists.net> and the BAJR Directory: <http://www.bajr.org/whoseWho/>. '*Understanding Historic Buildings*' can be accessed online at <https://historicengland.org.uk/images-books/publications/understanding-historic-buildings/>.

This is in accordance with National Planning Policy Framework (MoHCLG 2021) paragraph 205: "*Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible [Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository]*".

Please note that the above comments have been made without the benefit of a site visit.

Yours sincerely



Historic Environment Team