

**Subject:**

3/2022/0279 and 3/2022/0278 Talbot Hotel Chipping

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**From:** Richard Maudsley

**Sent:** 03 May 2022 09:19

**To:** Kathryn Hughes

**Subject:** RE: 3/2022/0279 and 3/2022/0278 Talbot Hotel Chipping

Morning Kathryn,

Further to your email, please find attached an updated set of information. Please note the following comments:

1. I have discussed the LCC comments regarding the entrance who have confirmed this is all acceptable.
2. UU comments – please find attached response.
3. Barn viability – please find attached estimated costings from local estate agent who confirmed that the three units is the most viable.
4. Talbot Hotel – the replacement extension has been omitted to retain the existing. As mentioned I have removed the modern and unsympathetic hipped roof to continue the existing section of parapet roof style which I feel better reflects the existing and exposes more of the external wall and dominance of the former roof structure.
5. Timber gate and fence have been illustrated on drawing 6521-P04-B.
6. Barn amendments-
  - a. Rooflights have been rationalised and reduced, we have retained two which serve family bathrooms and do not feel this is to onerous given other conversions throughout the borough.
  - b. Unit 1 front window removed.
  - c. Requested window details to be conditioned. Units will be painted timber with re-claimed stone surrounds.
  - d. Timber gate and fence have been illustrated on drawing 6521-P04-B.
7. Holiday let parking relocated to the rear as requested by LCC.

I will try to arrange access to the barn, the keys have didn't seem to be working but may need some assistance.

If you can let me know if the above and attached is acceptable and the intended timescales to progress?

Kind regards

**Richard Maudsley** RIBA

Director

**sunderland peacock and associates ltd.**

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