

HERITAGE APPRAISAL

FOR
CONVERSION FORM PUBLIC HOUSE AND ADJACENT BARN
AT
THE TALBOT HOTEL
TALBOT STREET
CHIPPING
LANCASHIRE
PR3 2QE

PROJECT NUM: 6521

REF: 1.00

REV_0



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I.0 INTRODUCTION

I.1 OVERVIEW

I.1.1 This Heritage Statement has been produced in support of an application for planning approval and listed building consent for the conversion of buildings to residential use at;

The Talbot Hotel and adjacent Barn, Talbot Street, Chipping, Lancashire, PR3 2QE

I.1.2 The Talbot Hotel dates from the first half of the 18th century and is a grade II listed building, along with the adjacent barn. Both are located within the Chipping Conservation Area as well as the Forest of Bowland Area of Outstanding Natural Beauty.

I.2 PURPOSE

I.2.1 The National Planning Policy Framework (NPPF), 2019 requires that an assessment of the significance of any heritage asset, including their setting, that are to be affected by development proposals as part of planning applications and applications for listed building consent.

I.2.2 It is produced in response to Paragraph 189 of the National Planning Policy Framework, 2019 as it states;

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.¹

I.2.4 This document is produced in accordance with recently published Historic England guidance document 'Statements of Heritage Significance: Analysing Significance in Heritage Assets' published on the 21st October 2019 and considered to be current best practice.²

I.3 METHODOLOGY

I.3.1 This document has been produced in accordance with a series of documents all of which are considered to be current best practice guidance and consist of the following;

- Historic England (2008) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment.³
- Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12.⁴
- Chartered Institute for Archaeologists (2014) Standard and Guidance for the Archaeological Investigation and recording of Standing Buildings or Structures.⁵

¹ Ministry of Housing, Communities and Local Government (2019) National Planning Policy Framework, Page 55, Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf (Accessed on 22nd March 2021)

² Historic England (2019) Statements of Heritage Significance: Analysing Significance in Heritage Assets (online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on the 24th January 2020)

³ Historic England (2008) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (Online) Available at <https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesandguidanceapril08web/> (Accessed on 31st March 2020)

⁴ Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12 (Online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on 31st March 2020)

- Chartered Institute for Archaeologists (2014) Standard and Guidance for Historic Environment Desk Based Assessment. ⁶
- Historic England (2017) The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3 (2nd Edition)⁷

1.3.2. A search of the following databases and archives has been carried out as part of this investigation in order to identify published and unpublished sources of documentary evidence which contributes to an understanding of the site;

- Archaeological Data Service
- Historic England Online Archive
- Lancashire County Archive Catalogue
- Lancashire Historic Environment Record
- Clitheroe Library Catalogue

1.3.3 Exhaustive research will not be possible and cost effective and attention will be focused on those documents which are readily available and those which provide an understanding of the design and development of the buildings.

1.4 AUTHOR

1.4.1 The author of this document, Matthew Fish B.Sc. (Hons) M.Sc. MCIAT IHBC, of Sunderland Peacock and Associates Ltd, is a Chartered Architectural Technologist (MCIAT) and is a full chartered member of the Chartered Institute of Architectural Technologists (CIAT). Matthew holds a Master's Degree in Building Conservation and Regeneration and is a fully accredited member of the Institute of Historic Building Conservation (IHBC) and is experienced in the surveying, analysis and recording of historic buildings as well as the specification of repairs and alterations to historic buildings. Matthew has a specific interest in vernacular dwellings and farm buildings.

2.0 UNDERSTANDING THE SITE

2.1 SITE LOCATION

2.1.1 The application site lies at NGR: SD 62283 43328, on the north west side of Talbot Street, within the small village of Chipping within the Ribble Valley Borough of Lancashire.

⁵ Chartered Institute for Archaeologists (2014) Standard and Guidance for the Archaeological Investigation and recording of Standing Buildings or Structures (Online) Available at: https://www.archaeologists.net/sites/default/files/CIfAS%26GBuildings_2.pdf (Accessed on 31st March 2020)

⁶ Chartered Institute for Archaeologists (2014) Standard and Guidance for Historic Environment Desk Based Assessment (Online) Available at: https://www.archaeologists.net/sites/default/files/CIfAS%26GDBA_3.pdf (Accessed on 31st March 2020)

⁷ Historic England (2017) Historic England (2017) The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3 (2nd Edition) (Online) Available at: <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/> (Accessed on 22nd March 2021)

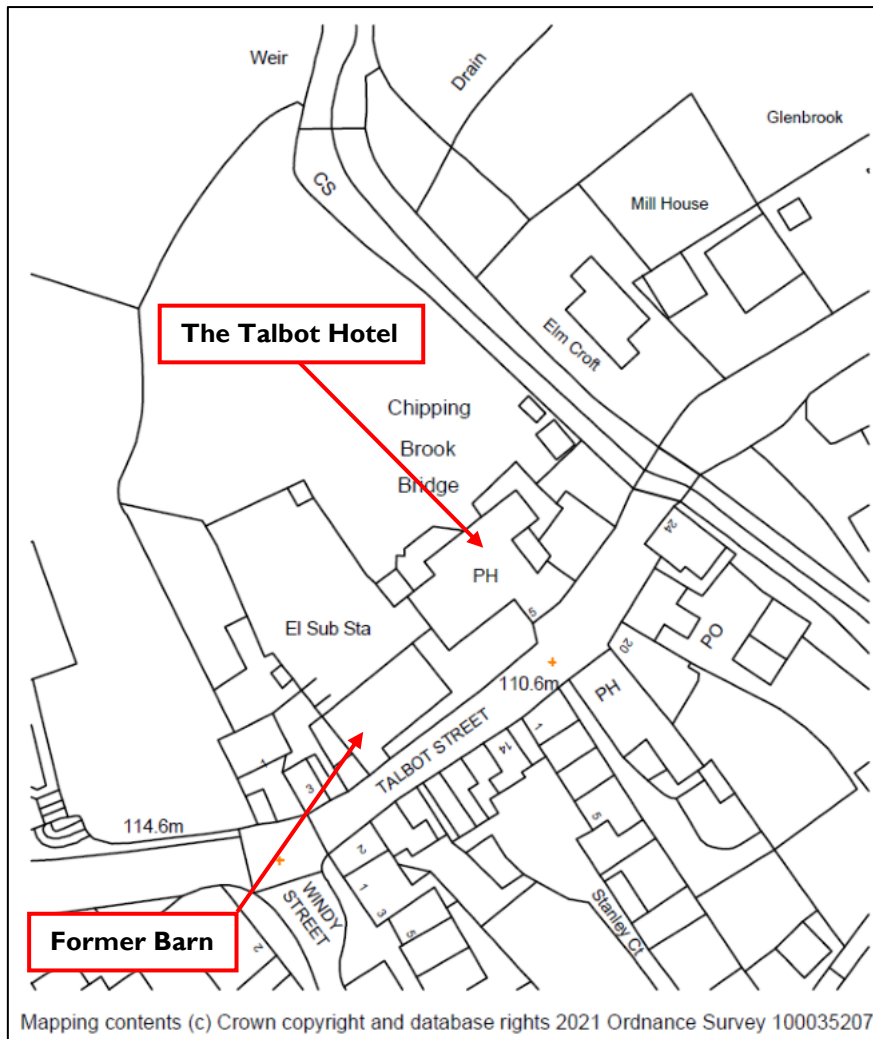


Fig 01: Existing plan showing the location of The Talbot Hotel and the adjacent Barn.

2.2 SITE DESCRIPTION

2.2.1 The talbot Hotel faces south east onto Talbot Street, with a cobbled forecourt in between. The building has a relatively sizeable plot, with the majority of the land being towards the rear. The barn is sited to the southwest of the former public house, and are separated by an access track leading to the rear of the site. The barn is positioned closer to the roadside than the public house and has a narrow-cobbled strip separating it from the road side.

2.3 CURRENT USE

2.3.1 Both the Talbot Hotel and the adjacent barn are currently unoccupied and disused and have been so since 2004.

2.4 BUILDING DESCRIPTION

THE TALBOT HOTEL

- 2.4.1 The detached, two story, double pile building is a former public house and Inn and is built from local rubble sandstone, however the front elevation has a symmetrical façade which has been rendered and painted. The roof is of asymmetrical gable form, as the eaves to the front are higher than the rear and has a blue slate. The front elevation has a central door opening with a four-panel door and a classical stone surround. A date stone is saturated directly over the door and is engraved *J. V. E, 1739*. The door is flanked by a late 19th century sliding sash window, with horns, and plain, squared surrounds. Three windows are also aligned at first floor level with the ground floor windows and doors. A projecting coach house sits to the north east of the main body of the building and is broadly of the same appearance. The former coach entrance lies to the south west elevation, with segmental jambs and stone voussoirs, with central keystone, forming the arch. The doors have been lost and the open has been infilled with modern glazing and stepped access. Above the coach entry is a horned, two-pane, sliding sash window of similar appearance to the front of the hotel. The quoin stones to the coach house sit proud of the main walling to accommodate the flush render finish. The roof of the coach house is of hipped form with a blue slate covering. The south west elevation is plain in appearance and has two carved stone kneelers to the eaves and a re-used, double chamfered, 17th century attic window with hood mould. To the ground floor of the elevation are two inserted windows though to be late 19th / early 20th century. The 19th century square block, situated to the east corner of the Hotel, is of unknown historic use but currently houses WC's. It is constructed from coursed and squared stone and has a flat roof concealed by a stone parapet. The rear elevation is less organised in terms of appearance. The first-floor window over the projecting toilet block consists of a block of three multi-paned sash windows. A line of dichotomy is present to the side of the window suggesting past alteration. A modern extension is present at ground floor level and is of stone construction with a hipped roof of blue slate. A metal external staircase is present to the rear providing access to the first-floor north unit via a small lobby. The doorway is boarded over and has plain stone surrounds. This is flanked by a re-used 17th century window opening possibly a cross window but the vertical mullion and horizontal transom are both missing and the window itself has been boarded over. To the north side of the elevation are a pair of multi-paned sash windows in plain stone surrounds. A number of disused quoins are located below the platform of the external staircase and denote the extent of the original 18th century inn before the construction of the coach house extension. The north east elevation has three window openings all with multi-paned sash windows, the window to the north unit of the ground floor, has a re-used double chamfered head.
- 2.4.2 The original 18th century building is of double pile plan form layout, but has not been particularly well preserved due to past alterations and additions, however, the four-room arrangement to the original building remains interpretable. The original staircase, which would be expected to be at the rear of the central passageway, has been removed, presumably to provide passage to the rear additions. Three of the four rooms have a chimney breast n fireplace, except for the room which has been changed for use as WCs, but it is expected that a chimney breast and fireplace would have been present prior to the modification of the unit an is still evident at first floor level above this location. The ground floor retains historic fabric in the form of, glazed entrance screen, internal joinery including skirtings, dado rails, architraves and doors and chimney breasts and fireplaces. The plan form at first floor level is a little better preserved, although some modification has been undertaken, namely to the first-floor north unit which has been subdivided to form a rear entrance from the external stir and the main part of the room has been subdivided in half from the chimney breast to the wall opposite. All rooms have chimney breast and fireplaces and suggests that they were formerly bedrooms or other habitable rooms. Again, this level contains a good amount of historic fabric in the form of chimney breasts and fireplaces, internal joinery including doors, architraves and joinery and wide floor boards. The attic staircase is also still present and is 18th century and therefore likely original but has now been encapsulated within modern partitions. The attic space consists of two large rooms and smaller room, all of which are not heated and the use of these rooms is unknown but could have been for storage purposes of as accommodation for servants working at the hotel. The north room would have been lit by the re-used 17th

century mullioned window positioned between the fireplace flues from below but this has been infilled as part of the construction of the coach house. This room is formed from the king post truss position, which has been altered to accommodate a doorway and has been infilled with roughly converted timbers to form a partition which was formerly finished with lath and plaster which has been removed. A masonry built cross wall denotes the rooms to the south which are lit by the re-used 17th century window to the south gable end. A further truss is visible within this unit and again appears to have been altered in order to form a larger room as a tie beam comprised of two timbers have been surfaced fixed to the principal rafters, likely so as to remove the majority of the king post which is now only present at higher level. The ridge purlin has been diagonally set. Three rows of staggered and trenched purlins are present to each roof slope and the ceiling was formerly of lath and plaster construction, again the laths have been removed, leaving only the roughly converted timbers. The south unit has been further subdivided by an 19th century partition comprised of six-paneled doors. The 19th century coach house addition to the north east of the main hotel provides an additional three rooms at both ground floor level but have been amalgamated through the removal of the internal walls of which piers still remain. Chimney breasts are still present to each unit with the rear unit having a mid-20th century range inset within the chimney breast. At first floor level, the plan is divided into two rooms, however it is unsure of this is the original configuration. A chimney breast, with a fireplace opening, is present to the north side of the rear unit.

THE BARN

- 2.4.3 The detached combination barn is 2 storeys high and 5 bays in length, making it larger than many typical barns within the area and is of two phases of construction. It is constructed from coursed sandstone rubble to all elevations, with roughly dressed stonework to window and doors and to the quoins forming the corners of the building. The roof is of symmetrical gable form and a covering of blue slate to the majority of the roof; however, an area of stone flag roofing is present to the rear roof slope. It is likely that the barn was originally roofed using stone slate as opposed to blue slate. The slates at the verges have a slight overhang whilst the walling below is struck flush.
- 2.4.4 The principal front elevation faces south west and is denoted by its road facing orientation and its central cart entry door opening. The cart entry is formed with segmental jambs and two sections of stone to the head with a central keystone and has been blocked up internally whilst retaining its externally doors externally and which replace the original harr-hung doors. Directly opposite the cart entry to the front is a further cart entry to the rear elevation, and is of matching appearance but has not been blocked up and again the harr-hangs doors have been lost to a set of replacement double doors mounted in strap hinges. The cart entry doors denote the extent of the former threshing bay. A shippon is likely to have been present to the north of the threshing bay and is served by two doorways to the north east gable end, serving two rows of stalls, with a central feeding passage, however no doorway is present to the gable end for the feeding passage and may suggest that this was only accessible internally. A hay loft was also present over the shippon, with the empty joist sockets visible to the internal masonry and was served by a partially infilled doorway, possibly a loading door, at the level of the hayloft and now serving as a forking hole and a now blocked up forking hole present to the north side of the front south east facing elevation. It's likely that a further shippon was present to the south of the threshing bay and was served by a single leaf doorway to the rear north west facing elevation. The most southerly bay may have served as a stable as opposed to a shippon and is served by both a window and door opening and with a further hay loft once present over, again denoted by empty joist sockets to the walls. The roof structure is comprised of four timber kingpost roof trusses of varying styles suggesting various dates. The two trusses over the south west bays appear to be of late 18th or early 19th century date and have iron rods / bolts running through the length of the king posts. The northern two trusses appear to be later replacements, possibly 20th century and again with bolts / rods running through the length of the king posts. Each roof slope has three rows of staggered and trenched purlins.

2.4.5 The barn has been extended to the south west; its exact origins are unknown but map evidence shows it was built prior to the early 1890's. This building could not be accessed at the time of inspection but surveyed plans of the building show there is no direct passage between the barn and later extension. The front south west elevation has a cart entry formed from segmental jambs and a single plain, squared stone head. Above the cart entry is a former forking hole or loading door. To the gable end are two boarded over doorways and a set of double doors. The remains of flue are visible externally to the rear west corner of the building suggesting this was a heated space and may have had a domestic function.



PL01: View of the Talbot Hotel from Talbot Street.



PL02: View of the front south east facing elevation of the Talbot Hotel.



PL03: View of the date stone to the front South East facing elevation of the Talbot Hotel.



PL04: View of the 19th century coach house addition from Talbot Street.



PL05: View of the Talbot Hotel and adjacent barn from the north east end of Talbot Road.



PL06: View of the principal entrance to the front south east facing elevation.



PL07: View of the former coach entrance to the south west elevation of the 19th century coach house addition.



PL08: View of the Talbot Hotel from the South West.



PL09: View of the re-used 17th century mullioned window (mullion missing), with hood mould present to the south west elevation.



PL10: View of the Talbot Hotel from the South.



PL11: Evidence of alteration having occurred at first floor level to the south side of the rear north east elevation.



PL12: View of the Talbot Hotel from the North East.



PL13: View of the inserted first floor doorway and the re-used 17th century former cross window (mullion and transom missing).



PL14: View of unused quoins denoting the extents of the Talbot Hotel prior to the construction of the coach house.



PL15: View of the north east gable end.



PL16: View north east within the ground floor south unit.



PLI 7: View south west within the ground floor south unit.



PLI 8: View south west within the ground floor south unit.



PL19: View north east within the ground floor south unit.



PL20: View north within the ground floor east unit.



PL21: View south west within the ground floor east unit.



PL22: View of the 18th century stone fireplace with later inset fireplace and fender.



PL23: View north west within the ground floor east unit.



PL24: View of former serving hatch present between the ground floor south east unit and the central corridor.



PL25: View north west along the central ground floor passage.



PL26: View south east along the central ground floor passage.



PL27: View south east within the ground floor north unit.



PL28: View north east within the ground floor north unit.



PL29: View north west within the ground floor north unit.



PL30: View south west within the ground floor north unit.



PL31: View north east within the rear extension.



PL32: View south west within the rear extension.



PL33: View north west within the rear ground floor unit of the coach house addition.



PL34: View north east within the rear ground floor unit of the coach house addition.



PL35: View of the 20th century range to the fireplace of the rear ground floor unit of the coach house addition.



PL36: View of the former coach entry to the to the ground floor south east unit of the coach house addition.



PL37: View south east within the front first floor unit of the coach house addition.



PL38: View north west within the front first floor unit of the coach house addition.



PL39: View north west within the rear first floor unit of the coach house addition.



PL40: View south east within the rear first floor unit of the coach house addition.



PL41: View of former fireplace opening to the chimney breast to the rear first floor unit of the coach house addition.



PL42: View north east within the first-floor north unit.



PL43: View south west within the first-floor north unit.



PL44: View of chamfered, Tudor arched stone fireplace to the first-floor north unit.



PL45: View south west within the first-floor north unit.



PL46: View north east within the first-floor north unit



PL47: View north west within the first-floor landing.



PL48: View north east within the first-floor south unit.



PL49: View north east within the first-floor south unit.



PL50: View south west within the first-floor south unit.



PL51: View south east within the first-floor south unit.



PL52: View of fireplace to the first-floor south unit.



PL53: View south west within the first-floor east unit.



PL54: View south east within the first-floor east unit.



PL55: View north east within the first-floor east unit.



PL56: View of the fireplace to the first-floor east unit.



PL57: View north west within the first-floor east unit.



PL58: View north east within the first-floor west unit.



PL59: View north west within the first-floor west unit.



PL60: View south west within the first-floor west unit.



PL61: View of removed fireplace surround to the first-floor west unit.



PL62: View of attic staircase.



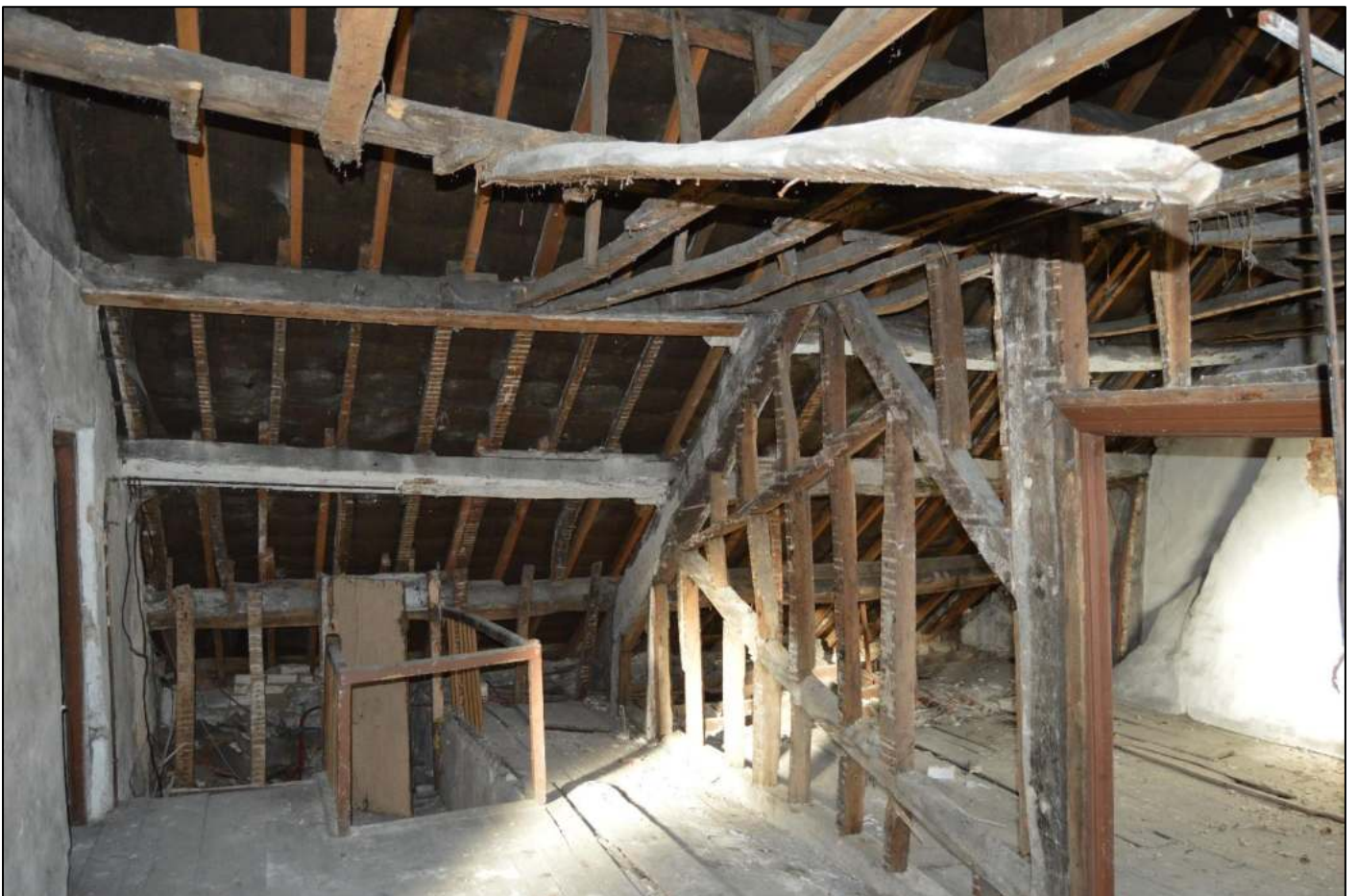
PL63: View of plain and square balustrade and balusters to the attic staircase.



PL64: View south west within the central attic landing.



PL65: View of truss and partition timbers from the attic landing.



PL66: View north west from the attic landing.



PL67: View of blocked up 17th century mullion window to the north east wall of the attic.



PL68: View of the timber partition within the south unit of the attic.



PL69: View of the chimney flues and former mullioned window to the south west wall of the attic.



PL70: View south east within the south unit of the attic.



PL71: View south west within the south unit of the attic.



PL72: View of the barn from the north east.



PL73: View of the front south east facing elevation of the barn.



PL74: View of the blocked-up forking hole to the east end of the front south east facing elevation of the barn.



PL75: View of the former crat entry to the front south east elevation of the barn.



PL76: View of the south east facing elevation of the 19th century addition to the barn.



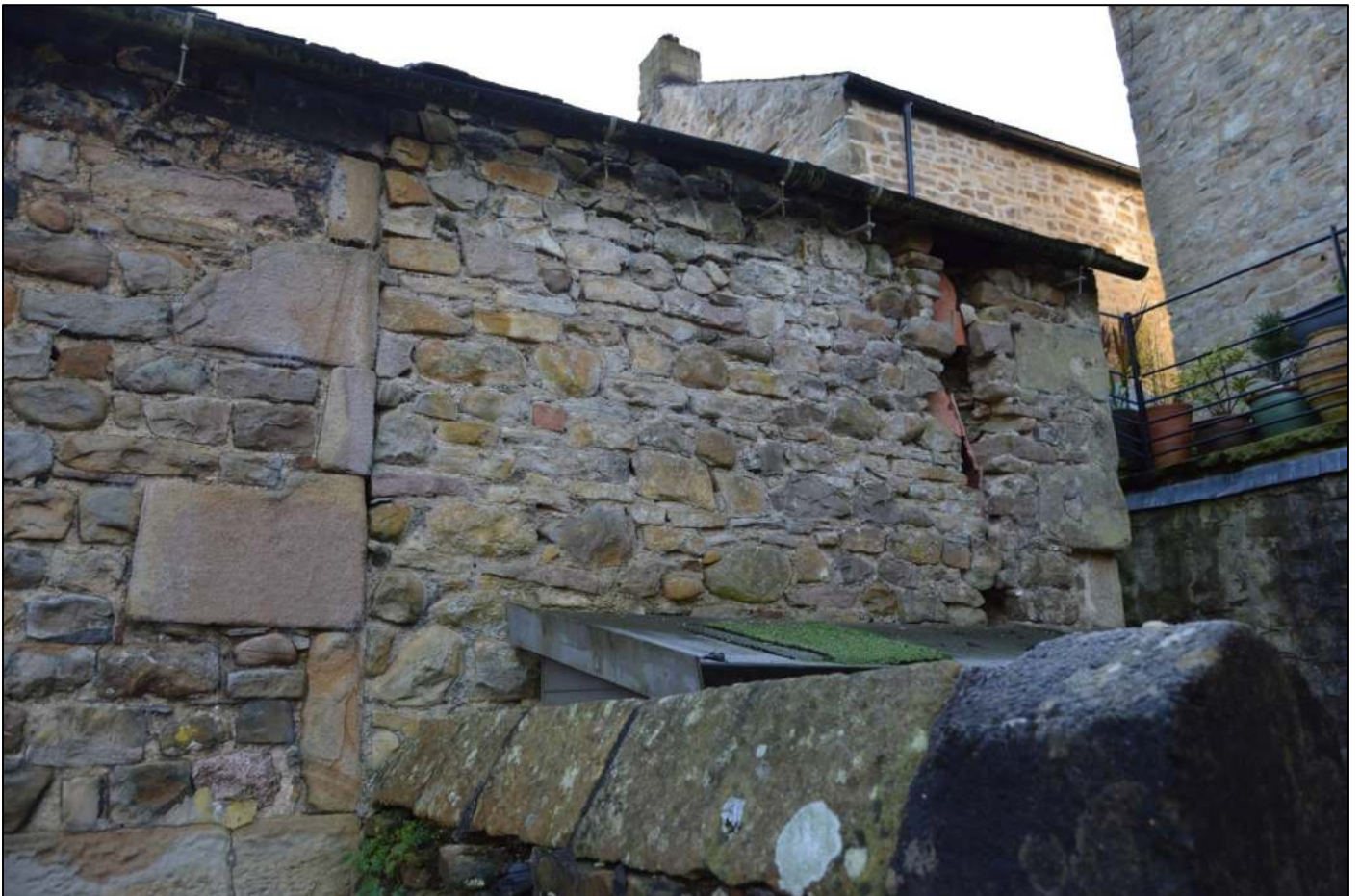
PL77: View of the south west gable from the south.



PL78: View of the south west gable from the north.



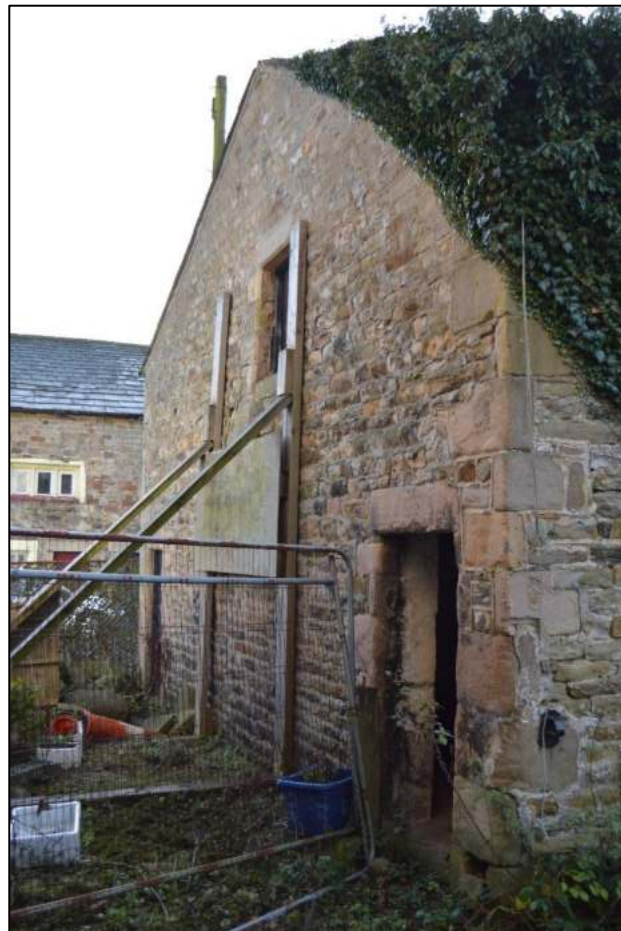
PL79: View of the barn from the north.



PL80: View of the barn extension from the north.



PL81: View of the former crat entry to the north west elevation of the barn.



PL82: View of the north east gable end of the barn.



PL83: View of the barn interior from the north east.



PL84: View of the 2no timber king post roof trusses to the south end of the barn.



PL85: View of the barn interior from the north west.



PL86: View of the barn interior from the north east.



PL87: View of the north east gable end and joist sockets.



PL88: View of the 2no replacement roof trusses to the north end of the barn.

3.0 HERITAGE ASSET DESIGNATIONS

3.1 DESIGNATIONS

- 3.1.1 Both the Talbot Hotel and the adjacent barn are grade II listed buildings on their own individual merits and the list entry for each building are contained within Appendices A and B of this report.
- 3.1.2 The application site is located within the defined boundary of the Chipping Conservation Area which is a Designated Heritage Asset. A summary of the special interest of the Chipping Conservation Area is provided within Appendix C of this report.

4.0 HISTORICAL AND ARCHAEOLOGICAL CONTEXT

4.1 HISTORICAL BACKGROUND

- 4.1.1 The history and development of the barn does have cursory mentions in local history texts however a detailed and thorough investigation into the history and development of The Talbot Hotel and barn was undertaken in 2011 by Buildings Archaeologist Stephen Haigh.⁸
- 4.1.2 The list entry for the Talbot Hotel states a build date of 1779 and one which is generally accepted by Stephen Haigh in his investigation. However this appears to be incorrect and the building appears to have a date of 1739 which is 50 years earlier than current understanding. It is understandable how this error could have occurred given that the date was partially concealed by a light fitting and the date stone itself was previously painted. The forming of the numbers also have similarities. However, now that the date stone has been cleaned of its black paint finish and the light fitting removed, the true date of the building has now been revealed as being 1739 and not 1779. This is also consistent with brief mentions of the building being known previously as 'The Dog Inn' around 1750.



Fig 02: Photograph of the Talbot Hotel dating from c. 1905⁹

⁸ Haigh, S. (2011) *The Talbot Hotel and adjacent barn, Talbot Street, Chipping, Lancashire: Historic Buildings Assessment (Online)* Available at: https://www.ribblevalley.gov.uk/planx_downloads/12_0962_Historic_Buildings_Assess.pdf (accessed on 31st January 2022)

⁹ Chipping (Local History Society (2007) *Chipping in Pictures*, Pg 17

- 4.1.3 The barn and hotel appear on OS mapping dating from 1847 and shows the barn and the Talbot Hotel with irregular outlines, however on the Chipping Tithe Map of 1840 (not inspected but is shown within the report by S. Haigh) the outlines of the buildings are shown to be as they are at present. Given the small scale of the 1847 map, its accuracy cannot be necessarily trusted and the outline shown on the tithe map is likely to be correct.

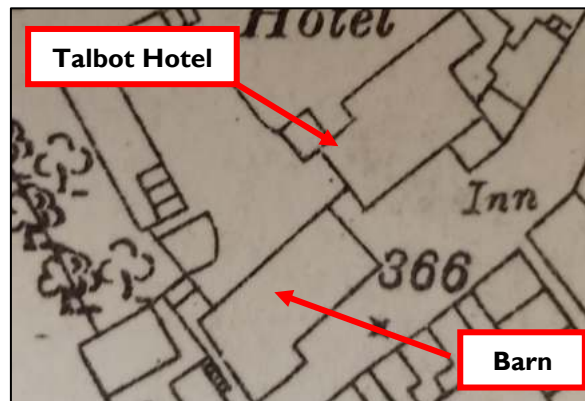
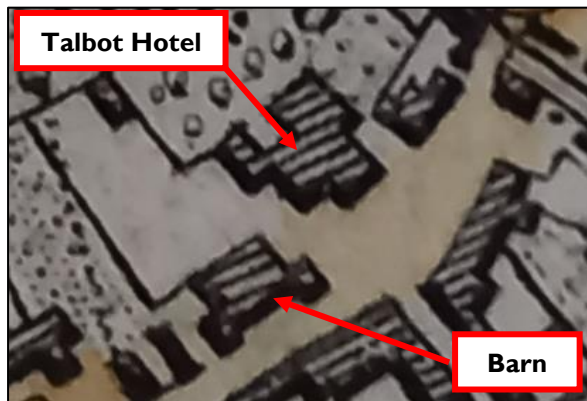


Fig 03 (left): Extract from Ordnance Survey Map of 1844. Fig 04 (left): Extract from Ordnance Survey Map of 1891.

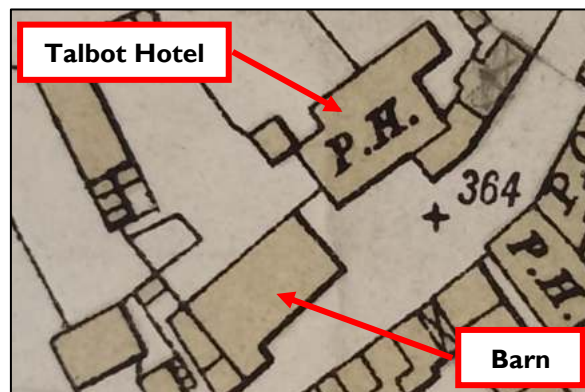
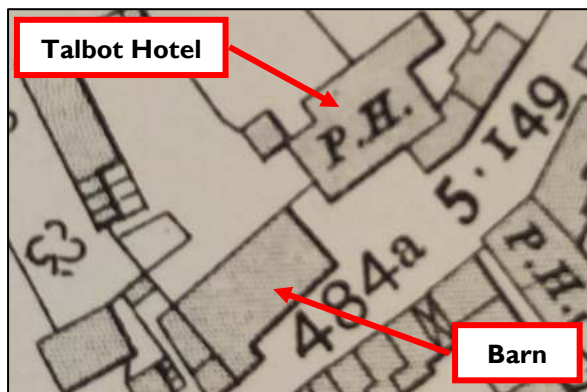


Fig 05 (left): Extract from Ordnance Survey Map of 1910. Fig 06 (left): Extract from Ordnance Survey Map of 1930.

- 4.1.4 Subsequent mapping from the late 19th century and early 20th century shows similar outlines to those shown on the tithe map, however the two additions to the north east of the coach house appear to have been constructed between 1844 and 1891.

5.0 ASSESSMENT OF SIGNIFICANCE

5.1 ARCHAEOLOGICAL INTEREST

- 5.1.1 The Historic England guidance document “Statement of Heritage Significance: Analysing Significance in Heritage Assets” (2019) states that “There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.”¹⁰

- 5.1.2 The Talbot Hotel and the adjacent barn are evidence of the historical agricultural and commercial uses of the site. The date stone to the front of the Hotel suggests a build date of 1739 and built 40 years earlier than previously thought. This corresponds with the first references of the building in 1750 when it was formerly

¹⁰ Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12 (Online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on 16th September 2020)

names as 'The Dog Inn'. The identity of the building's patron is also manifested within the date stone however their identity has not been elucidated. The barn cannot be firmly dated as no date stone is present, which is not unexpected, but the style and features of the barn suggest that it is also of 18th century origin and was likely built at a similar time as the Hotel.

- 5.1.3 The evidential value of the hotel and barn lies primarily in the remaining historic fabric of each building. The hotel, although having some modern alterations, still retains much historic fabric and its internal double pile plan form remains legible. Such fabric includes; floorboards, walling, internal and external joinery, roof structure and features which denote its former use such as the serving hatch to the ground floor. Some earlier features are also present to the Hotel, including elements of 17th century windows and a chamfered stone fireplace with pointed arch, likely to be re-used from an earlier building and one which may have occupied the site previously. Unfortunately, this cannot be said for the barn, where, according to past investigations, a number of unauthorised works have been undertaken internally and the building now exists as an empty shell. As a result, the archaeological value of the barn is now limited to the exterior which is typical of many barn and similar agricultural buildings within the region. However, this is with the exception of the barn roof structure which has been retained internally, albeit with some trusses being later replacements. The internal plan form can be interpreted by the remains of the removed features i.e., joist sockets to walls, and the positioning of external doors and forking holes, however this is all that remains to provide evidence of its internal layout.
- 5.1.4 It is obvious to both buildings that there is evidence of historical changes and expansion within the historic fabric and plan form, suggesting that the site benefited from commercial success resulting additions to both buildings. Such changes were also brought about due to the changing requirements placed on these buildings by the building owners and users, meaning that enlargement or adaptation would follow. Examples of this would include the construction of the addition of the 19th century coach house to the hotel and the 19th century addition to the barn.
- 5.1.5 In terms of the archaeological interest of the conservation area, its interest is derived from the historic road layout centred around both Talbot Street and Windy Street and the buildings which line these streets which date from the late 17th century through to the early 19th century.

5.2 ARCHITECTURAL AND ARTISTIC INTEREST

- 5.2.1 The Historic England guidance document "Statement of Heritage Significance: Analysing Significance in Heritage Assets" (2019) states that "*These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.*"¹¹
- 5.2.2 The buildings appear to possess more in the way of architectural value than artistic value given their construction, appearance and historic functions. Both buildings would have been highly functional and heavily used in which case architectural merit would have been of little importance, however this being said, these buildings are not without any conscious design. These buildings would have been designed in a very specific way in order to satisfy very specific requirements and functions so are not without any thought in terms of design and appearance. Both buildings are vernacular structures, being built of local materials by local skilled craftsmen and their appearance represents this. Whilst the barn is of plain appearance, which is not unusual, the front elevation of the Talbot Hotel is of clear design intent, having a neat, dignified and proportioned frontage dictated by the three bay, double pile plan form and the pattern of fenestration which touch on

¹¹ Historic England (2019) *Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12 (Online)* Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on 16th September 2020)

elements of polite design. The remaining elevations of the hotel are somewhat un-orderly and more utilitarian in appearance.

- 5.2.3 In terms of the Conservation Area, many of the local buildings have adopted the homogenous use of local building stone, with features such as stone boundary walls and dressed building stone to openings and quoins, which creates a cohesive and attractive streetscape and helps to define the local identity of the village. The rural setting of the village also contributes to this interest.

5.3 HISTORIC INTEREST

- 5.3.1 The Historic England guidance document “Statement of Heritage Significance: Analysing Significance in Heritage Assets” (2019) states that “An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.”¹²

- 5.3.2 In terms of associative historical value, is derived from known associations which can be found amongst documentary sources i.e., trade directories and census records, and largely relate to the patrons and occupants, which cannot be erased through the alteration of the building. These associations are in addition to associations physically manifested within the building fabric, such as the initials of the unknown patron engraved within the buildings date stone, which can be harmed and it is important that such features remain so that these associations are not lost. Further known associations relate to the use of the hotel as a meeting place for organisations such as The Chipping Brothers Friendly Society who held their first monthly meeting at the Talbot Hotel in June 1791. Working men would form such savings groups in order to aid each other in times of financial difficulty. In 1791, the society held a total of 75 dinners at the Talbot Hotel. The chipping ‘Henpeck Club’ also met at the Talbot Hotel once a year to elect a mayor and the storey goes that the new mayor would then be wheeled around in a water cart to each public house in the village. It is said that at least 30 members of the club were arrested one year for their misdemeanors, carried out as part of this process. There are no known manifestations of these associations within the Talbot Hotel.

- 5.3.3 In terms of illustrative historical value, the buildings provide an insight into 18th and 19th century life within the village of Chipping during this time. It is likely that the Talbot Hotel served as one of a number of likely focal buildings within the village and one that would feature within the collective memory and experience of past and present communities for its social and communal values. The buildings contribute to the identity of the village and are a tangible record of its past.

- 5.3.4 In terms of the conservation area, it possesses a rich illustrative historical value in the way in which its streets and buildings evoke a sense of 17th, 18th and 19th century life within the village and denotes the quality of the conservation area and its buildings. The village is also widely connected with John Brabin, a 17th century cloth merchant who had a shop within the village and was a wealthy benefactor to a number of causes within the village and helped fund the provision of a number of institutions.

5.4 STATEMENT OF SIGNIFICANCE

- 5.4.1 Both the Talbot Hotel and the adjacent barn are the Principal Heritage Assets on the site, although the barn could be considered to be secondary to the Hotel. Both buildings are recognised as Grade II listed buildings suggesting that they are of considerable importance in a national context for their historical and architectural

¹² Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12 (Online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on 16th September 2020)

interest. The significance of the buildings is derived from their inherent special interest as examples of their respectable building types but goes beyond their initial reasons for listing. The hotel was built in the first half of the 18th century and can be firmly dated 1739 and the barn is thought to have been built at a similar time. Both buildings appear to be of more than one phase of development as both were enlarged during the 19th century. The Hotel retains a good amount of historic fabric although has suffered from some loss of fabric i.e., the original staircase and its position, as well as incremental changes to the historic plan form i.e., subdivision altering room proportions and layout.

- 5.4.2 In the case of the barn, the interior has suffered greatly through the loss of significant historic fabric due to incremental changes and unauthorised works and the significance is now largely restricted to its external 'shell', its evidence of historical change and its relationship with the Talbot Hotel. The building is also in a poor state of repair and intervention is required in order to prevent the loss of further historic fabric.

6.0 DEVELOPMENT PROPOSALS

6.1 USE

- 6.1.1 The Talbot Hotel is proposed to be converted into a 5-bedroom dwelling, with 1 no holiday let provided to what was the former coach house. The barn is proposed to be converted into two three-bedroom dwellings and 1 no two-bedroom dwellings.

6.2 APPEARANCE

- 6.2.1 The external appearance of the Talbot Hotel is to remain relatively unchanged, in particular to the front elevations, where only 2 no flush fitting conservation roof lights are proposed, one of which will replace existing glass slates. It is the rear which is to experience the majority of the interventions proposed. The existing toilet block is to be demolished as per the previous 2012 proposals in order to provide vehicular access from Talbot Street, along the road between the Hotel and barn. The existing external staircase is to be removed and the first-floor doorway is to be infilled with a glazed screen. The adjacent boarded up first floor window is to be re-opened and a new window installed. The external window to the first-floor west unit is to be repaired and re-glazed where required. The window to the rear of the single storey north extension is also proposed to be repaired and re-glazed where required.
- 6.2.2 The existing rear extension is to be removed a new single storey rectangular extension is to be erected. The extension is to use traditional materials such as stone walling and surrounds and will be of a restrained contemporary style. The roof is to be a contemporary flat roof. Glazing will be full height and with bi-folding doors leading out to the rear. The massing of the proposed extension is much reduced from the existing due to the proposed roof form. The proposed length and depth of the extension are also similar to the existing and the rectangular form is more appropriate than the current canted arrangement. A new external door is to be formed adjacent to the proposed extension through the modification of an existing cupboard.
- 6.2.3 In terms of the barn, 5 no. flush fitting conservation roof lights are proposed to the roof slopes, with three to the front and two to the rear. No new openings are proposed to the south east facing elevation, with the exception of 1 no full height window opening which will serve the proposed ground floor kitchen to the north east unit. New windows are proposed and the cart entry doors and personnel door to the 19th century extension are proposed to be infilled with glazing. The existing downpipe is to be repositioned on the south east elevation as a result of the proposed kitchen window. A new window opening is proposed to the north east side elevation and no new openings are proposed to the south west side elevation, however existing blocked and boarded up openings are to be re-opened. The south west double door opening is to be fully glazed. To the rear the cart entry is to be fully glazed and the two former doors to the south side of the cart

entry are to be re-opened and doors reinstated. The existing window to the north side of the cart entry is to be altered to form a new door and a new window will be formed adjacent to the new door. The north downpipe to the rear elevation is to be repositioned.

6.3 LAYOUT

- 6.3.1 The majority of the Talbot Hotel will be converted for use as a single dwelling. The existing bar fixtures are to be removed and a new kitchen and snug will be formed. The existing fireplace to the ground floor east unit is to be retained but will be concealed behind kitchen units. The modern fireplace to the existing north unit is to be removed and replaced with a wood burning stove. A new staircase is proposed to the rear of the central ground floor passageway and provides new access to the first floor, and is likely to be in a similar position to that of the original staircase. The existing south unit is proposed for use as a lounge and will see the existing modern fireplace replaced by a wood burning stove. The ground floor west unit will see the removal of the existing WC cubicles and privacy partition and a new utility room formed, with the inclusion of a new shower room. The existing canted extension to the rear will be demolished and a new extension built to provide a dining and living space. The rear ground floor units to the coach house extension will be sub-divided into three spaces, somewhat akin to the historical layout and will provide a games room to the main dwelling, with the remaining two units serving as the holiday let's kitchen and living room. Here the staircase is to remain but its approach will be altered so as to suit the position of the new subdividing wall between the kitchen and games room. A new partition will also be added between the living room and kitchen.
- 6.3.2 At first floor level, the new staircase will provide access to the central landing. The south and west units are to remain unchanged and their fireplaces and chimney breasts retained. The east unit is to be subdivided to provide a house bathroom and bedroom. The north unit is to be re-arranged to provide a new ensuite bathroom for the master bedroom, which will be located to the rear of the coach house addition, the remainder of which will provide two bedrooms and a shower room for the holiday let. The attic is to remain relatively unchanged in terms of layout, with the exception of the reinstatement of an earlier partition wall to form a new bathroom to serve the 2no proposed attic bedrooms. An office space has also been incorporated. The paneled partition to the south unit is to be retained and repaired.
- 6.3.3 With regards to the barn, it is to be sub-divided into three dwellings, two being of three bedrooms and one being of two bedrooms. The ground floor of each unit is to be open plan so as to retain a level of 'openness', with a small element of sub-division required to provide a utility room and WC to each dwelling. A wall opening is to be formed between the barn and extension to the south unit in order to provide passage between the units. Each unit has a staircase leading to a first floor landing off of which the bedrooms and bathrooms are accessed.

6.4 LANDSCAPING

- 6.4.1 The existing passage between the former public house and barn is to be used as the primary vehicle access point and will lead to parking areas for all of the dwellings and parking spaces will be provided to the barn dwellings, which will be located to the rear. The rear north west side of the barn is proposed for the provision of small garden spaces as the principal access into each of the barn dwellings will be located to the north west elevation. The cobbled area to the front of the building will be used to provide parking spaces for the proposed holiday let.

7.0 HERITAGE IMPACT ASSESMENT

7.1 HERITAGE IMPACT ASSESSMENT AND MITIGATION

7.1.1 The following impact assessment will judge the impact of proposals on the listed buildings and the conservation area, all of which are designated heritage assets. The proposals will be assessed against the following magnitudes.

Magnitude of Impact	
High Beneficial Impact	The proposed development will significantly enhance the heritage asset or the ability to better reveal or enhance its heritage values and overall significance. Works of this magnitude are welcomed.
Medium Beneficial Impact	The proposed development will considerably enhance the heritage asset or the ability to better reveal or enhance its heritage values and overall significance. Works of this magnitude are welcomed.
Low Beneficial Impact	The proposed development will provide a minor enhancement to the heritage asset or the ability to better reveal or enhance its heritage values and overall significance. Works of this magnitude are welcomed.
Neutral Impact	The proposed development will cause neither harm nor benefit / enhancement to the heritage asset, its values, significance or setting. Proposals will sustain existing significance and special interest without adverse harm.
Low Adverse Impact	The proposed development will cause minor harm to the heritage asset, its heritage values, significance or setting. Changes of this magnitude may be considered acceptable if suitable positive mitigation can be provided.
Medium Adverse Impact	The proposed development will cause clearly discernible harm to the heritage asset, its heritage values, significance or setting. Works of this magnitude should generally be avoided but may be considered acceptable if suitable positive mitigation can be provided.
High Adverse Impact	The proposed development will cause severe harm to the heritage asset and will substantially harm its significance. Will cause obvious disruption or destruction of features contributing to significance and harm to its setting. Such works of this magnitude should be avoided.

PROPOSED CONVERSION OF THE TALBOT IN PUBLIC HOUSE TO FORM 1NO. DWELLING AND 1NO. HOLIDAY LET

PROPOSAL / INTERVENTION	IMPACT ON LISTED BUILDING	IMPACT ON CONSERVATION AREA	MITIGATION
Installation of 2no roof lights to the front south east roof slope.	<p>The proposed roof lights will replace 2no glass slates to the roof and will not be in addition to so as to reduce the loss of historic fabric. Given the roof lights are to be flush fitting will present a minimal visual impact on the roof and appearance of the building as they replicate existing glass slates.</p> <p>A significantly higher number of roof lights were approved to the roof of the building as part of the previous 2012 application for the building and site.</p>	<p>The proposed roof lights will replace 2no glass slates to the roof and will not be in addition to so as to reduce the loss of historic fabric. Given the roof lights are to be flush fitting will present a minimal visual impact on the roof and appearance of the building and therefore the conservation area as they replicate existing glass slates.</p>	<p>Exact details of proposed roof lights i.e., size and colour to be provided to local planning authority for approval prior to undertaking the works.</p> <p>The rafters and underlay to the roof appear to be relatively modern and the alteration of the rafters to suit the position of the roof lights should not present a significant concern. Roof lights should be positioned between purlins in order to prevent the loss of fabric.</p> <p>Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to be carried out carefully and under supervision.</p>
Demolition of existing single storey WC block to the west corner of the building.	<p>The proposal will result in the demolition of a small 19th century addition to the building, the former use of which is unknown. However, this is required to facilitate vehicular access around to the rear of the building, which would otherwise not be possible. Appropriate mitigation has been suggested to mitigate against the effects of the proposed demolition.</p> <p>It should be noted that this was proposed as part of previous applications for which permission was granted from the local planning authority.</p>	<p>Due to the location of the single storey 19th century addition, its demolition is not expected to have a significant impact on the character and appearance of the conservation area.</p>	<p>Demolition should be undertaken by hand and within the use of plant and machinery in order to ensure no harm is caused to the fabric of the listed building.</p> <p>Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to be carried out carefully and under supervision.</p> <p>Programme of historic building recording to be undertaken so as to preserve the knowledge of the former existence of this part of the building.</p>
Removal of external staircase to the rear north west elevation.	<p>A modern external staircase is present to the rear of the building and its removal will present an enhancement to the rear elevation of the building.</p>	<p>The removal of the staircase will present an enhancement to the rear elevation of the building and the conservation area overall.</p>	<p>No obvious form of mitigation required, however work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to be carried out carefully and under supervision.</p>
First floor boarded up doorway to the rear north west elevation to be infilled with glazing.	<p>The existing door way is currently redundant and is boarded up as a result and the proposed removal of the external staircase to the first floor of the rear elevation will guarantee its redundancy. The boarding is to be removed and the opening retained and infilled with glazing and would present an enhancement to the rear of the building, whilst retaining evidence of a past alteration.</p>	<p>The removal of the boarding and the installation of glazing would present as a minor enhancement to the conservation area.</p>	<p>Details of window to be provided to the local planning authority for approval. Window and glazing should be traditional in nature (where possible) so as not to harm the external appearance and character of the listed building and conservation area,</p> <p>Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to be carried out carefully and under supervision.</p>
Existing boarded over window adjacent to the first-floor doorway to the north west facing rear elevation is to be reinstated as a window and a new window inserted.	<p>The boarding is to be removed and the opening retained and infilled with glazing and would present an enhancement to the rear of the building,</p>	<p>The removal of the boarding and the installation of glazing would present as a minor enhancement to the conservation area.</p>	<p>Details of window to be provided to the local planning authority for approval. Window and glazing should be traditional in nature (where possible) so as not to harm the external appearance and character of the listed building and</p>

			<p>conservation area, Repair works to retain as much historic fabric as possible.</p> <p>Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to be carried out carefully and under supervision.</p>
External window to the rear elevation of the first-floor west unit to be repaired / reglazed where required.	This will present an enhancement to the rear elevation of the building as well as its interior.	This will present an enhancement to the rear elevation of the building and therefore also the conservation area,	<p>Details of window / repairs to be provided to the local planning authority for approval. Window and glazing should be traditional in nature so as not to harm the external appearance and character of the listed building and conservation area, Repair works to retain as much historic fabric as possible.</p> <p>Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to be carried out carefully and under supervision.</p>
Window to the rear of the single storey north extension is to be repaired and re-glazed where required.	This will present an enhancement to the rear elevation of the building as well as its interior.	This will present an enhancement to the rear elevation of the building and therefore also the conservation area,	<p>Details of window / repairs to be provided to the local planning authority for approval. Window and glazing should be traditional in nature so as not to harm the external appearance and character of the listed building and conservation area, Repair works to retain as much historic fabric as possible.</p> <p>Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to be carried out carefully and under supervision.</p>
Demolition of existing single storey rear extension and the construction of a new replacement extension.	<p>The proposed extension is not expected to have a significant impact on the significance of the building and will present a significant improvement in comparison with the existing extension, in terms of size, massing materials and appearance.</p> <p>It should be noted that a slightly smaller flat roofed extension was granted approval as part of the 2012 application which was subsequently granted approval.</p>	The proposed extension will be sited from the rear and will not be visible from the historic core of the conservation area and only visible from the rear. However, due to the proposed size, massing, materials and appearance, it is expected not to have any significant impact on the conservation area and presents an enhancement in comparison to the existing extension.	<p>Demolition should be undertaken by hand and within the use of plant and machinery in order to ensure no harm is caused to the fabric of the listed building.</p> <p>Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to be carried out carefully and under supervision.</p> <p>Details of materials to be used in construction to be provided to the local planning authority for approval.</p>
Removal of internal bar fixtures.	The existing bar fixtures appear to be relatively modern and will not result in the loss of significant historic fabric.	No obvious foreseeable negative impact on the significance of the conservation area.	<p>Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to be carried out carefully and under supervision.</p> <p>Programme of historic building recording to be undertaken so as to preserve the knowledge of the former appearance of the building's interior.</p>
Removal of modern fireplace to ground floor north unit and installation of wood burning stove.	No obvious foreseeable negative impact on the significance of the listed building.	No obvious foreseeable negative impact on the significance of the conservation area.	No obvious form of mitigation required, however work to be undertaken by competent / suitably qualified contractors /

			workers to ensure work is carried out with minimal harm to historic fabric. Work to be carried out carefully and under supervision.
Installation of new staircase to the rear of the central ground floor passageway.	The original staircase and its position have been lost but is expected to have been to the rear of the central passage way. The proposed staircase will be positioned in this location and will contribute to the restoration of plan form and therefore provides enhancement to the building interior and contributes to significance.	No obvious foreseeable negative impact on the significance of the conservation area.	Details of staircase including appearance, style and size to be submitted to the local planning authority for approval to ensure that the proposed staircase is appropriate in its proposed context.
Removal of modern fireplace to ground floor south unit and installation of wood burning stove.	No obvious foreseeable negative impact on the significance of the listed building.	No obvious foreseeable negative impact on the significance of the conservation area.	No obvious form of mitigation required, however work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to be carried out carefully and under supervision.
Removal of existing WC cubicles, sanitaryware and privacy partition and formation of new utility room / shower room to the ground floor west unit.	The removal of the internal partitions will make a small contribution to the restoration of the plan form and although a new partition is proposed to the shower room, this will be result in a lesser amount than existing.	No obvious foreseeable negative impact on the significance of the conservation area.	No obvious form of mitigation required, however work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to be carried out carefully and under supervision. New partitions to be scribed around existing historic skirtings, dados and cornices where present.
Subdivision of the ground floor to the coach house area to form three units.	The ground floor of the coach house appears to have formerly been three units and although the partitions will not be in their former positions, as denoted by the wall piers, they will provide a suggestion as to the former plan form layout.	No obvious foreseeable negative impact on the significance of the conservation area.	No obvious form of mitigation required, however work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to be carried out carefully and under supervision. Details of walls and partitions to be submitted to local planning authority for approval. New partitions to be scribed around existing historic skirtings, dados and cornices where present. Programme of historic building recording to be undertaken so as to preserve the knowledge of the former appearance of the building's interior.
Alteration of the approach to the existing coach house staircase from ground floor level.	The proposed change of entry onto the staircase is minor in nature and given that the staircase is to be retained, this is not expected to have any significant impact on the plan form and significance of the building.	No obvious foreseeable negative impact on the significance of the conservation area.	Details of proposed alteration to be submitted to the local planning authority for approval. Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to be carried out carefully and under supervision. Programme of historic building recording to be undertaken so as to preserve the knowledge of the former appearance of the building's interior.

Sub-division of the first-floor east unit to form bedroom and house bathroom.	This will result in the sub-division of the first-floor east room impacting on the proportions of the room. However appropriate mitigation has been suggested and the proposal will result in the enhanced functioning of this area of the building in providing necessary internal facilities.	No obvious foreseeable negative impact on the significance of the conservation area.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to be carried out carefully and under supervision. New partitions to be scribed around existing historic skirtings, dados and cornices where present. Programme of historic building recording to be undertaken so as to preserve the knowledge of the former appearance of the building's interior.
Rearrangement of the first-floor north unit to provide en-suite bathroom to the master bedroom.	The proposals will remove the existing partitions which sub-divide the unit restoring this area of the plan form. Further partitions are proposed to form the shower and WC cubicles but will be limited to the south west side of the room. A low-level wall will form the wash hand basin position so as not to cause further loss of the room proportions. The proportions of the room will be significantly improved through this particular element of the proposals in comparison with the existing and has created an enhancement to the plan form of the building.	No obvious foreseeable negative impact on the significance of the conservation area.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to be carried out carefully and under supervision. New partitions to be scribed around existing historic skirtings, dados and cornices where present. Programme of historic building recording to be undertaken so as to preserve the knowledge of the former appearance of the building's interior.
Reinstatement of partition wall to the front of the attic landing to form first floor bathroom.	This replicates the position of a former partition shown on previous drawings of the building and its reintroduction will present an opportunity to provide additional residential amenity for the interior and provide enhanced function of this area, without undue harm to historic fabric and plan form.	No obvious foreseeable negative impact on the significance of the conservation area.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to be carried out carefully and under supervision. Programme of historic building recording to be undertaken so as to preserve the knowledge of the former appearance of the building's interior. Details of proposed partition to be submitted to the local planning authority for approval.
Existing timber paneled partition within the attic to be repaired.	The proposed repairs will restore this feature of the building and will ensure its retention.	No obvious foreseeable negative impact on the significance of the conservation area.	Details of repair to be submitted to the local planning authority for approval. Programme of historic building recording to be undertaken so as to preserve the knowledge of the former appearance of the building's interior.
Undertaking structural repairs to roof structures, floor structure and walls, including treatment of timbers.	The proposed repairs will be beneficial to the building and will significantly improve its condition and will safeguard historic fabric and therefore significance.	No obvious foreseeable negative impact on the significance of the conservation area.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to be carried out carefully and under supervision. Programme of historic building recording to be undertaken so as to preserve the knowledge of the former appearance of the building's interior. Full details to be submitted to local planning authority for approval. Proposed methods of repair should be designed so

as to retain as much historic fabric as possible.

PROPOSED CONVERSION OF THE ADJACENT BARN TO FORM 3NO. DWELLINGS

PROPOSAL / INTERVENTION	IMPACT ON LISTED BUILDING	IMPACT ON CONSERVATION AREA	MITIGATION
Installation of 5no roof lights throughout the roof of the barn.	<p>New roof lights will be required to provide natural lighting and ventilation to the first-floor spaces. Given the roof lights are to be flush fitting will present a minimal visual impact on the roof and appearance of the building.</p> <p>A significantly higher number of roof lights were approved to the roof of the building as part of the previous 2012 application for the building and site.</p>	<p>Only the front roof lights will be visible from the historic core of the conservation area, however views of the roof slope will be limited due to constraints created by the road layout and building positions. As a result, there is expected to be no obvious significant impact on the character and appearance of the conservation area.</p>	<p>Exact details of proposed roof lights i.e., size and colour to be provided to local planning authority for approval prior to undertaking the works.</p> <p>Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to be carried out carefully and under supervision.</p>
Insertion of 1no full height window opening to the front south east elevation.	<p>The proposal will result in the loss of some existing wall fabric. However, this is required to provide natural lighting and ventilation to the first-floor front bedroom of unit 01. Appropriate mitigation has been suggested to reduce the impact of the proposal.</p>	<p>No obvious foreseeable negative impact on the significance of the conservation area.</p>	<p>Method statement detailing all activities required to form new opening and details of new window / glazing to be submitted to local planning authority for approval.</p> <p>New opening to have plain stone surrounds so as to match existing historic openings and reduce visual impact. Any new window should be set back a minimum of 150mm within the opening.</p> <p>Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to be carried out carefully and under supervision.</p> <p>Programme of historic building recording to be undertaken so as to preserve the knowledge of the former appearance of the building's exterior.</p>
Installation of glazing to the cart entry doors, personnel doors and windows where shown.	<p>The introduction of new windows and doors where required will present an opportunity to improve the energy efficiency of the building whilst ensuring the security of future occupants. No obvious harmful impact is expected as part of this element of the proposals.</p> <p>Similar proposals were proposed and approved as part of the approved 2012 application.</p>	<p>No obvious foreseeable negative impact on the significance of the conservation area.</p>	<p>Details of windows / doors to be provided to the local planning authority for approval. All should be traditional in nature so as not to harm the external appearance and character of the listed building and conservation area,</p> <p>Any new window / door should be set back a minimum of 150mm within the opening.</p>
2no existing downpipes to the front and rear elevations to be repositioned.	<p>No obvious foreseeable negative impact on the significance of the listed building.</p>	<p>No obvious foreseeable negative impact on the significance of the conservation area.</p>	<p>No obvious mitigation required.</p>
1no window opening to be inserted into the north east side elevation at first floor level.	<p>The proposal will result in the loss of some existing wall fabric. However, this is required to provide natural lighting and ventilation to the first-floor front bedroom of unit 01. Appropriate mitigation has been suggested to reduce the impact of the proposal. Window required to provide means of escape from the building in the event of a fire.</p>	<p>No obvious foreseeable negative impact on the significance of the conservation area.</p>	<p>Method statement detailing all activities required to form new opening and details of new window / glazing to be submitted to local planning authority for approval.</p> <p>New opening to have plain stone surrounds so as to match existing historic openings and reduce visual impact. Any new</p>

			<p>window should be set back a minimum of 150mm within the opening.</p> <p>Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to be carried out carefully and under supervision.</p> <p>Programme of historic building recording to be undertaken so as to preserve the knowledge of the former appearance of the building's exterior.</p>
Existing boarded / blocked up openings to the south west side elevation are to be re-opened and glazing installed to all including the double door opening.	The boarding / infill is to be removed and the openings retained and infilled with glazing and would present an enhancement to this area of the building through the re-opening of historic features and improved appearance of the elevation.	Minor enhancement on the character and appearance of the conservation area.	<p>Method statement detailing all activities required to open up former openings and details of new window / glazing to be submitted to local planning authority for approval.</p> <p>Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to be carried out carefully and under supervision.</p> <p>Programme of historic building recording to be undertaken so as to preserve the knowledge of the former appearance of the building's exterior.</p>
Re-opening of 2no former door openings to the rear north west elevation.	These former historic features are proposed to be reopened for their original purpose as doorways and will restore an element of the plan form to the building. This is opposed to having to form entirely new openings to the building at this location. The existing windows within the openings are modern and in poor condition and re-opening will present an enhancement.	Minor enhancement on the character and appearance of the conservation area.	<p>Method statement detailing all activities required to open up former openings and details of new doors to be submitted to local planning authority for approval.</p> <p>New opening to have plain stone surrounds so as to match existing historic openings and reduce visual impact. Any new door should be set back a minimum of 150mm within the opening.</p> <p>Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to be carried out carefully and under supervision.</p> <p>Programme of historic building recording to be undertaken so as to preserve the knowledge of the former appearance of the building's exterior.</p>
The existing window to the north side of the cart entry is to be altered to form a new door.	The proposed opening is located to the more private rear elevation of the building and will require the removal of some wall fabric to form a new door opening. However, this is preferred over the forming of an entirely new opening which will require the removal of a larger amount of wall fabric. The door is proposed at this location to provide the primary entrance into unit 01, as opposed to the gable end as this would lead out onto the proposed vehicle access and present a health and safety issue.	No obvious foreseeable negative impact on the significance of the conservation area.	<p>Method statement detailing all activities required to alter existing opening and details of new doors to be submitted to local planning authority for approval.</p> <p>New opening to have plain stone surrounds so as to match existing historic openings and reduce visual impact. Any new door should be set back a minimum of 150mm within the opening.</p>

			Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to be carried out carefully and under supervision. Programme of historic building recording to be undertaken so as to preserve the knowledge of the former appearance of the building's exterior.
New window opening to be inserted at ground floor level into the north end of the rear north west facing elevation, with a further 2no openings proposed to be formed to the south end of the same elevation at first floor level.	The proposal will result in the loss of some existing wall fabric. All required to provide natural lighting and ventilation to the relevant first floor rooms. Appropriate mitigation has been suggested to reduce the impact of the proposal. Windows also required to provide means of escape in the event of a fire within the building.	No obvious foreseeable negative impact on the significance of the conservation area.	Method statement detailing all activities required to form new window opening and details of new doors to be submitted to local planning authority for approval. New opening to have plain stone surrounds so as to match existing historic openings and reduce visual impact. Any new window should be set back a minimum of 150mm within the opening. Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to be carried out carefully and under supervision. Programme of historic building recording to be undertaken so as to preserve the knowledge of the former appearance of the building's exterior.
Construction of internal blockwork lining to form cavity wall.	Required in order to facilitate the conversion of the building and provide enhanced functioning as well as energy efficiency measures.	No obvious foreseeable negative impact on the significance of the conservation area.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to be carried out carefully and under supervision. Programme of historic building recording to be undertaken so as to preserve the knowledge of the former appearance of the building's exterior.
Installation of new insulated ground and first floor structures and internal walls and partitions (Including party walls).	Required in order to facilitate the conversion of the building and provide enhanced functioning as well as energy efficiency measures.	No obvious foreseeable negative impact on the significance of the conservation area.	Details of all new structural elements to be provided to local planning authority for approval. Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to be carried out carefully and under supervision. Programme of historic building recording to be undertaken so as to preserve the knowledge of the former appearance of the building's exterior.
Undertaking of structural repairs to walls and roof structure including treatment of timbers.	The proposed repairs will be beneficial to the building and will significantly improve its condition and will safeguard historic fabric and therefore significance.	No obvious foreseeable negative impact on the significance of the conservation area.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to be carried out carefully and under supervision. Programme of historic building recording to be undertaken so as to preserve the knowledge of the former appearance of the building's interior.

			Full details to be submitted to local planning authority for approval. Proposed methods of repair should be designed so as to retain as much historic fabric as possible.
Formation of new internal opening to the south east barn wall.	The proposal will result in the loss of some existing wall fabric as well as the existing lantern / candle holes. However appropriate mitigation has been suggested and the proposal will result in the enhanced functioning of this area of the building in providing necessary internal facilities. Windows also required to provide means of escape in the event of a fire within the building.	No obvious foreseeable negative impact on the significance of the conservation area.	<p>Method statement detailing all activities required to form new window opening and details of new doors to be submitted to local planning authority for approval.</p> <p>Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to be carried out carefully and under supervision.</p> <p>Programme of historic building recording to be undertaken so as to preserve the knowledge of the former appearance of the building's exterior.</p>

7.2 PUBLIC BENEFITS OF THE PROPOSALS

7.2.1 The harm caused is expected to be less than substantial and this must be weighed against the proposed public benefits of the development proposals in accordance with paragraph 196 of the national planning policy framework.

7.3.2 The proposed social, economic, environmental and heritage public benefits that would arise from the implementation of the development proposals include;

- Sustainable development – The re-use of 2no. existing buildings through the implementation of a new optimum viable use that will be consistent with the conservation of both buildings which are designated heritage assets (environmental benefit).
- The significant enhancement of the barn through improved condition and structural integrity as a result of the proposed repairs, which also provide enhancement to the character and appearance of the conservation area (heritage benefit)
- Enhancement of the Talbot Hotel, through improved condition, structural integrity and appearance, particularly to the rear elevations, which also provide enhancement to the character and appearance of the conservation area (heritage benefit)
- A net increase in housing provision within an already defined settlement (social benefit).
- Employment of building consultants and contractors to facilitate the conversions works (economic benefit).
- The provision of 1 no. holiday let providing economic benefits through both tourism and employment (social and economic benefit).

APPENDIX A – STATUTORY LIST DESCRIPTION: TALBOT HOTEL

Name: Talbot Hotel

List Entry Number: 1072281

Grade: II

Date first listed: 13th February 1967

Listing NGR: SD 62283 43328

Public house, 1779. Coursed watershot sandstone (the front wall rendered) with slate roof. 2 storeys with attic. Main front of 3 bays, the windows being sashed with no glazing bars in plain stone surrounds. Door has architrave, with a moulded plaque above now mutilated by the attachment of a sign, but said to be inscribed '1779' (old list). End stacks, with a further stack on the gable of a right-hand unit under a continuous roofline, now obscured by a wing which runs forward at right-angles to it. This wing has, in its left-hand return wall, a wide entrance with a plain stone surround having a segmental arch with a projecting keystone, with a 1st floor window with plain stone surround above. The front wall of the wing is blank. To its right, connecting it with No. 7, is a narrow unit with a wide entrance with plain stone surround on the ground floor. The left-hand gable of the main building has moulded kneelers but no coping. On the 1st floor is a re-used 2-light double-chamfered window with mullion removed. Outshut to part of the rear wall, which has sashed windows with glazing bars in plain stone surrounds, one surround having C17th fragments.

APPENDIX B – STATUTORY LIST DESCRIPTION: STABLE AND BARN SOUTH WEST OF TALBOT HOTEL

Name: Stable and Barn Southwest of Talbot Hotel

List Entry Number: 1362246

Grade: II

Date first listed: 13th February 1967

Listing NGR: SD 62283 43328

Barn and stable, possibly late C18th. Sandstone rubble with roof of stone slate and slate. The front wall has a wide entrance with a triangular head of 2 pieces of stone with a central key. To its right is a small window with plain reveals. To its left is an outshut with an opening with plain stone surround in its front wall and a door with plain stone surround on its right-hand return wall. The right-hand gable wall has 2 chamfered doorways on the ground floor with a similar doorway on the 1st floor now partly blocked. The rear wall has a wide entrance with a head similar to that in the front wall.

APPENDIX C – CHIPPING CONSERVATION AREA: SUMMARY OF SPECIAL INTEREST

The Chipping Conservation Area was designated on 7th October 1974 under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The special interest that justifies the designation of the Grindleton Conservation Area derives from the following features:

- Historic layout and street pattern of Talbot Street and Windy Street;
- Rural setting of the village in lowland farmland below Parlick Fell and Fairsnape Fell;
- St Bartholomew's Church and churchyard, including sundial, stone boundary wall and steps;
- St Mary's Church, churchyard, presbytery, former school and environs;
- Chipping Brook;
- Open areas in front of The Sun Inn and the Talbot Hotel;
- Prevalent use of local stone as a building material;
- Architectural and historic interest of the conservation area's buildings, including 24 listed buildings;
- Trees, particularly beside Chipping Brook and in the churchyards of St Bartholomew's and St Mary's Church;
- Well-tended roadside gardens;
- Historical association with John Brabin: grade II listed house, school and almshouses;
- Areas of historic stone floorscape;
- Views of Pendle Hill and the distant Fells to the north.

APPENDIX D – PLANNING POLICY AND GUIDANCE

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

This act of parliament forms the legislative foundation for decision making on applications that relate in particular to listed buildings and conservation areas.

Section 66 of the Act imposes a statutory duty upon local planning authorities to consider the impact of proposals upon listed buildings.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

“In considering whether to grant permission for development which affects a listed building or its setting, the local planning authority, or as the case may be the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”¹³

NATIONAL PLANNING POLICY FRAMEWORK

Development proposals affecting heritage assets will be subject to the national planning policies contained within the National Planning Policy Framework which provides the overarching planning policies for England and how these should be taken into consideration when preparing development proposals. The relevant policies relating to the conservation and enhancement of the historic environment expect that development proposals affecting heritage assets be clearly and convincingly justified and that the impacts on the significance of any affected heritage assets be made clear.

The relevant policies relating to the conservation and enhancement consist of the following paragraphs of the NPPF;

189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
190. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
191. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.
192. In determining applications, local planning authorities should take account of:
 - a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

¹³ Section 66 (1) Planning (Listed Buildings and Conservation Areas) Act 1990, Available at: <http://www.legislation.gov.uk/ukpga/1990/9/section/66> (Accessed on 5 8th November 2019)

- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.
193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:
- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
 - b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.
195. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
- a) the nature of the heritage asset prevents all reasonable uses of the site; and
 - b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
 - d) the harm or loss is outweighed by the benefit of bringing the site back into use.
196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
197. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
198. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.
199. 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. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

LOCAL PLANNING POLICIES

The relevant local planning policies are contained within the within the Ribble Valley Borough Council Adopted Core Strategy (2014) and consist of the following:

Key Statement EN5 – Heritage Assets

There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits.

This will be achieved through:

- Recognising that the best way of ensuring the long-term protection of heritage assets is to ensure a viable use that optimises opportunities for sustaining and enhancing its significance.
- Keeping Conservation Area Appraisals under review to ensure that any development proposals respect and safeguard the character, appearance and significance of the area. Considering any development proposals which may impact on a heritage asset or their setting through seeking benefits that conserve and enhance their significance and avoids any substantial harm to the heritage asset.
- Requiring all development proposals to make a positive contribution to local distinctiveness/sense of place.
- The consideration of Article 4 Directions to restrict permitted development rights where the exercise of such rights would harm the historic environment.

Policy DME4 – Protecting Heritage Assets

In considering development proposals the council will make a presumption in favour of the conservation and enhancement of heritage assets and their settings.

1. Conservation Areas

Proposals within, or affecting views into and out of, or affecting the setting of a conservation area will be required to conserve and where appropriate enhance its character and appearance and those elements which contribute towards its significance. This should include considerations as to whether it conserves and enhances the special architectural and historic character of the area as set out in the relevant conservation area appraisal. Development which makes a positive contribution and conserves and enhances the character, appearance and significance of the area in terms of its location, scale, size, design and materials and existing buildings, structures, trees and open spaces will be supported.

In the conservation areas there will be a presumption in favour of the conservation and enhancement of elements that make a positive contribution to the character or appearance of the conservation area.

2. Listed buildings and other buildings of significant heritage interest

Alterations or extensions to listed buildings or buildings of local heritage interest, or development proposals on sites within their setting which cause harm to the significance of the heritage asset will not be supported.

Any proposals involving the demolition or loss of important historic fabric from listed buildings will be refused unless it can be demonstrated that exceptional circumstances exist.

3. Registered historic parks and gardens of special historic interest and other gardens of significant heritage interest

Proposals which cause harm to or loss of significance to registered parks, gardens or landscapes of special historic interest or other gardens of significant local heritage interest, including their setting, will not be supported.

4. Scheduled monuments and other archaeological remains

Applications for development that would result in harm to the significance of a scheduled monument or nationally important archaeological sites will not be supported.

Developers will be expected to investigate the significance of non-designated archaeology prior to determination of an application. Where this demonstrates that the significance is equivalent to that of designated assets, proposals which cause harm to the significance of non-designated assets will not be supported.

Where it can be demonstrated that that the substantial public benefits of any proposals outweigh the harm to or loss of the above, the council will seek to ensure mitigation of damage through preservation of remains in situ as the preferred solution. Where this is not justified developers will be required to make adequate provision for excavation and recording of the asset before or during excavation.

Proposals should also give adequate consideration of how the public understanding and appreciation of such sites could be improved.

In line with NPPF, Ribble Valley aims to seek positive improvements in the quality of the historic environment through the following:

- a) monitoring heritage assets at risk and; i) supporting development/re-use proposals consistent with their conservation; core strategy adoption version 99 ii) considering use of legal powers (building preservation notices, urgent works notices) to ensure the proper preservation of listed buildings and buildings within the conservation areas.
- b) Supporting redevelopment proposals which better reveal the significance of heritage assets or their settings.
- c) Production of design guidance.
- d) Keeping conservation area management guidance under review.
- e) Use of legal enforcement powers to address unauthorised works where it is expedient to do so.
- f) Assess the significance and opportunities for enhancement of non-designated heritage assets through the development management process.