

RM/6521/VOC-LB/09.09.2022

27<sup>th</sup> January 2023

Ribble Valley Borough Council  
Planning Department  
Council Offices  
Church Walk  
Clitheroe  
BB7 2RA



Dear Sir,

**RE: The Talbot Hotel, Chipping - Section 19 application relating to Listed Building Approval ref: 3/2022/0278,**

This letter is in reference to the above Listed Building Approval seeking to vary the conditions of the associated approval under a Section 19 application. The reason for this is to allow the Talbot Pub building and barn to be developed separately by different parties.

The conditions which this application seeks to vary are as follows:

**Condition 5**

The condition currently states:

*Prior to any development taking place details of the following shall be submitted to and agreed in writing by the Local Planning Authority:*

- Details of any replacement rainwater goods*
- Details of any repairs to stonework*
- Details of the replacement staircase in the Hotel from ground to first floor including materials, design, siting and methodology*
- Details of staircases to access the first floor of the Barn including materials, design, siting and methodology*
- Details of existing fireplaces and chimney breasts to be retained with details of any repairs and methodology*
- Details of the amount of internal fabric in the Barn to be removed and internal walls to be formed including materials and methodology*
- Details of repairs or replacement of any roof trusses*

*Thereafter the development shall be carried out in accordance with the approved details.*

To be re-worded as (see bold for wording changes) to include the additional phasing drawings:

*Prior to any development **of the Talbot Pub building** taking place details of the following shall be submitted to and agreed in writing by the Local Planning Authority:*

- Details of any replacement rainwater goods*
- Details of any repairs to stonework*
- Details of the replacement staircase in the Hotel from ground to first floor including materials, design, siting and methodology*
- Details of existing fireplaces and chimney breasts to be retained with details of any repairs and methodology*
- Details of repairs or replacement of any roof trusses*

*Thereafter the development shall be carried out in accordance with the approved details.*

Prior to any development **of the Barn** taking place details of following shall be submitted to and agreed in writing by the Local Planning Authority:

*Details of any replacement rainwater goods*

*Details of any repairs to stonework*

*Details of staircases to access the first floor of the Barn including materials, design, siting and methodology*

*Details of existing fireplaces and chimney breasts to be retained with details of any repairs and methodology*

*Details of the amount of internal fabric in the Barn to be removed and internal walls to be formed including materials and methodology*

*Details of repairs or replacement of any roof trusses*

Thereafter the development shall be carried out in accordance with the approved details.

### **Condition 8**

The condition currently states:

*No development other than groundworks shall take place until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to and approved in writing by the local planning authority. The approved plan / statement shall provide:*

- *Details of the parking of vehicles of site operatives and visitors;*
- *Details of loading and unloading of plant and materials;*
- *Arrangements for turning of vehicles within the site;*
- *Wheel washing facilities;*
- *Construction vehicle routing;*
- *Delivery and construction working hours.*

To be re-worded as (see bold for wording changes) to include the additional phasing drawings:

*No development **to the Talbot pub building** other than groundworks shall take place until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to and approved in writing by the local planning authority. The approved plan / statement shall provide:*

- *Details of the parking of vehicles of site operatives and visitors;*
- *Details of loading and unloading of plant and materials;*
- *Arrangements for turning of vehicles within the site;*
- *Wheel washing facilities;*
- *Construction vehicle routing;*
- *Delivery and construction working hours.*

*No development **to the Barn building** other than groundworks shall take place until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to and approved in writing by the local planning authority. The approved plan / statement shall provide:*

- *Details of the parking of vehicles of site operatives and visitors;*
- *Details of loading and unloading of plant and materials;*
- *Arrangements for turning of vehicles within the site;*
- *Wheel washing facilities;*
- *Construction vehicle routing;*
- *Delivery and construction working hours.*

### **Condition 9**

The condition currently states:

*Details of the proposed access drive, turning area and parking spaces including materials shall be submitted to and approved in writing by the Local Planning Authority prior to any works being undertaken and shall thereafter be carried out strict accordance with the approved details and shall thereafter be maintained in perpetuity.*

To be re-worded as (see bold for wording changes) to include the additional phasing drawings:

*Details of the proposed access drive, turning area and parking spaces **relating to the Talbot Pub building** including materials shall be submitted to and approved in writing by the Local Planning Authority prior to any works being undertaken **relating to the Talbot Pub building** and shall thereafter be carried out strict accordance with the approved details and shall thereafter be maintained in perpetuity.*

*Details of the proposed access drive, turning area and parking spaces **relating to the Barn** including materials shall be submitted to and approved in writing by the Local Planning Authority prior to any works being undertaken **relating to the Barn** and shall thereafter be carried out strict accordance with the approved details and shall thereafter be maintained in perpetuity.*

### **Condition 10**

The condition currently states:

*The setts to the frontage shall be repaired in accordance with a scheme to be submitted to and approved in writing with the Local Planning Authority prior to any works being undertaking and shall thereafter be carried out strict accordance with the approved details and retained and maintained in perpetuity. No parking of any motor vehicles shall be allowed in this area at any time.*

To be re-worded as (see bold for wording changes) to include the additional phasing drawings:

*The setts to the frontage **of the Talbot Pub building** shall be repaired in accordance with a scheme to be submitted to and approved in writing with the Local Planning Authority prior to any works **relating to the Talbot Pub building** being undertaking and shall thereafter be carried out strict accordance with the approved details and retained and maintained in perpetuity. No parking of any motor vehicles shall be allowed in this area at any time.*

*The setts to the frontage **of the Barn** shall be repaired in accordance with a scheme to be submitted to and approved in writing with the Local Planning Authority prior to any works **relating to the Barn building** being undertaking and shall thereafter be carried out strict accordance with the approved details and retained and maintained in perpetuity. No parking of any motor vehicles shall be allowed in this area at any time.*

### **Condition 11**

The condition currently states:

*Archaeology*

*No development, site clearance/preparation, or demolitions shall take place on site until the applicant, or their agent or successor in title, has secured the implementation of a programme of building recording and analysis. This must be carried out in accordance with a written scheme of investigation,*

which shall first have been submitted to and agreed in writing by the Local Planning Authority. The programme of works should comprise the creating of a record of the building to Level 3 as set out in 'Understanding Historic Buildings' (Historic England 2016). It should include a full description of the building, inside and out, a drawn plan, elevations and at least one section and a full photographic coverage, inside and out. The record should also include a rapid desk-based assessment, putting the building and its features into context. This work should be undertaken by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute of Archaeologists. A digital copy of the report and the photographs shall be placed in the Lancashire Historic Environment Report prior to the any of the dwellings consented being first occupied.

To be re-worded as (see bold for wording changes) to include the additional phasing drawings:

#### Archaeology

No development, site clearance/preparation, or demolitions shall take place **relating to the Talbot Pub building** ~~on-site~~ until the applicant, or their agent or successor in title, has secured the implementation of a programme of building recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. The programme of works should comprise the creating of a record of the building to Level 3 as set out in 'Understanding Historic Buildings' (Historic England 2016). It should include a full description of the building, inside and out, a drawn plan, elevations and at least one section and a full photographic coverage, inside and out. The record should also include a rapid desk-based assessment, putting the building and its features into context. This work should be undertaken by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute of Archaeologists. A digital copy of the report and the photographs shall be placed in the Lancashire Historic Environment Report prior to the any of the dwellings consented being first occupied.

No development, site clearance/preparation, or demolitions shall take place **relating to the Barn** ~~on-site~~ until the applicant, or their agent or successor in title, has secured the implementation of a programme of building recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. The programme of works should comprise the creating of a record of the building to Level 3 as set out in 'Understanding Historic Buildings' (Historic England 2016). It should include a full description of the building, inside and out, a drawn plan, elevations and at least one section and a full photographic coverage, inside and out. The record should also include a rapid desk-based assessment, putting the building and its features into context. This work should be undertaken by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute of Archaeologists. A digital copy of the report and the photographs shall be placed in the Lancashire Historic Environment Report prior to the any of the dwellings consented being first occupied.

#### **Condition 12**

The condition currently states:

#### Boundary Treatments

Notwithstanding the submitted plans no approval is given for the proposed timber fence in terms of materials and position. Details of the boundary treatments shall be submitted to and approved in writing by the Local Planning Authority prior to any works being undertaken and shall thereafter be implemented in strict accordance with the approved details.

To be re-worded as (see bold for wording changes) to include the additional phasing drawings:

### *Boundary Treatments*

*Notwithstanding the submitted plans no approval is given for the proposed timber fence in terms of materials and position. Details of the boundary treatments **relating to the Talbot Pub building** shall be submitted to and approved in writing by the Local Planning Authority prior to any works being undertaken and shall thereafter be implemented in strict accordance with the approved details.*

*Notwithstanding the submitted plans no approval is given for the proposed timber fence in terms of materials and position. Details of the boundary treatments **relating to the Barn** shall be submitted to and approved in writing by the Local Planning Authority prior to any works being undertaken and shall thereafter be implemented in strict accordance with the approved details.*

If there are any queries relating to the amendments we request that the writer be contacted directly to ensure the positive progression of the scheme.

Yours sincerely,

Richard Maudsley RIBA  
Director

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