

RIBBLE VALLEY BOROUGH COUNCIL

Development Department

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 www.ribblevalley.gov.uk planning@ribblevalley.gov.uk

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Town and Country Planning Act 1990

**REFUSAL OF LISTED BUILDING CONSENT**

**APPLICATION NO:** 3/2022/0714  
**DECISION DATE:** 18 November 2022  
**DATE RECEIVED:** 08/09/2022

**APPLICANT:**

Ms Angela Salisbury  
10 Talbot Street  
Chipping  
Preston  
PR3 2QE

**AGENT:**

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**PARTICULARS OF PROPOSED WORKS:** Proposed removal of sand and cement pointing on front and rear of property. Reinstatement of lime mortar to original specification, clean stone work, repair of stone, and insulate ceiling in front bedroom.

**AT:** 10 Talbot Street Chipping PR3 2QE

Ribble Valley Borough Council hereby give notice that **Listed Building Consent has been refused** for the execution of the works referred to above for the following reasons(s):

- 1 The proposed ceiling insulation and stone cleaning and repair works are schematic and potentially harmful to the special architectural and historic interest and setting of the listed building because of the loss and alteration to important historic fabric.

**Note(s)**

- 1 For rights of appeal in respect of any reason(s) attached to the decision see the attached notes.
- 2 The Local Planning Authority operates a pre-planning application advice service which applicants are encouraged to use. The proposal does not comprise sustainable development and there were no amendments to the scheme, or conditions that could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application.

*Nicola Hopkins*

NICOLA HOPKINS  
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

01 SEP 2022

F.A.O. A. Dowd

3/2022/0714

2/9/2022

1<sup>st</sup> Sept 2

HERITAGE Statement for 10 Talbot street, Chipping, PR3 2QE  
(re planning permission for re pointing front and rear facade's in original lime mortar)

Heritage category Grade 11

List entry 1072320

Date first listed 13/02/1967

Statutory address 1: 8 and 10 Talbot street

County: Lancashire

see appendix A1 pages 1-3 attached, plus land registry entry and photos 1-4

\* Planning permission is requested to re point the front and rear facia, to maintain the integrity of an historic building of this classification, in keeping with the proposed guidelines ~~(recommended in correspondence with Chris Burgess)~~ The property 10 Talbot street is a mid terrace house built of sandstone rubble. It was the first to be built onto the original exterior wall (directly attached) of no 12. It comprises two bedrooms, one reception, one bathroom set over two floors (ground floor, first floor) with a sloping slate roof. The property opens onto Stanley court to the rear. Photographic evidence is attached to hi light the degree of weathering to the front and rear facia. Pointing would preserve the building and extend its life in keeping with its currently registered and recognised heritage category.

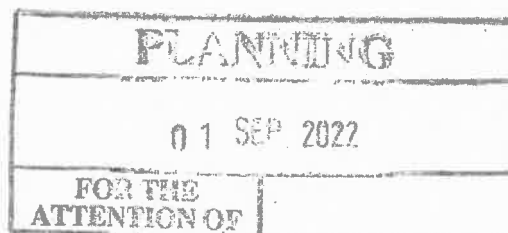
It is located in the original heart of the village of Chipping and has a worn date stone above the front door dated 1672 (see photo2). The windows have been changed to hardwood frame, 9 pane (see photo1) with the top 3 hinged, opening outward.

The sandstone is badly weathered around the front door (see photo 3) and the front facia at ground level is in need of pointing to prevent damp ingress. Damp ingress would be further halted by re pointing in the original and traditional lime mortar

Judging from the use of concrete mortar it indicates that the building has not been pointed since the 1960's and would benefit from being returned to the original materials (lime mortar) as outlined by Chris Burgess in his Method statement emailed to you and a copy sent to me (in appendix 2).

I trust that the information supplied is in keeping with your requirements to grant planning permission to point the property. Please do not hesitate to contact me should you require further information.

Angela Salisbury (property owner)



\* Change of builder, see paperwork from Paul Scott of 'dryStone Craft'



Historic England

*Heritage statement Appendix A*

# 8 AND 10, TALBOT STREET

Listed

Heritage

[Search over 400,000 listed places \(https://historicengland.org.uk/listing/the-list/\)](https://historicengland.org.uk/listing/the-list/)

## Official list entry

Heritage Category: **Listed Building**

Grade: II

List Entry Number: **1072320**Date first listed: **13-Feb-1967**Statutory Address 1: **8 AND 10, TALBOT STREET**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries \(https://historicengland.org.uk/listing/the-list/understanding-list-entries/\)](https://historicengland.org.uk/listing/the-list/understanding-list-entries/)

[Corrections and minor amendments \(https://historicengland.org.uk/listing/the-list/minor-amendments/\)](https://historicengland.org.uk/listing/the-list/minor-amendments/)

## Location

Statutory Address: **8 AND 10, TALBOT STREET**

The building or site itself may lie within the boundary of more than one authority.

County: **Lancashire**

# Heritage statement appendix A

District: Ribble Valley (District Authority).

Parish: Chipping

National Grid Reference: SD 62285 43303

## Details

SD 64 SW CHIPPING TALBOT STREET

4/75 Nos. 8 and 10 13.2.67

GV II

Pair of houses, early C19th. Sandstone rubble with slate roof. 2 storeys, each house of one bay, with the doors adjoining between the bays. The windows have plain stone surrounds. Those to No. 8 are sashed with glazing bars. No. 10 has a similar window on the ground floor and a horizontal sliding sash with glazing bars on the 1st floor. The doors have plain stone surrounds, that to No. 10 having a worn re-set shaped lintel with '1672' re-cut. No. 8 has a second door at the far right, probably leading to a yard.

Listing NGR: SD6228543303

## Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 182962

Legacy System: LBS

## Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



### Map

This map is for quick reference purposes only and may not be to scale. The map shows the entry on 22 Aug 2022 at 13:36:57.

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End of official list entry

← Previous - [Overview](#)



# 8 AND 10, TALBOT STREET

View on the map | [View on the map](#) | [List for England](#)

Search over 400,000 listed places (<https://historicengland.org.uk/listing/the-list/>)

## Overview

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1072320**

Date first listed: **13-Feb-1967**

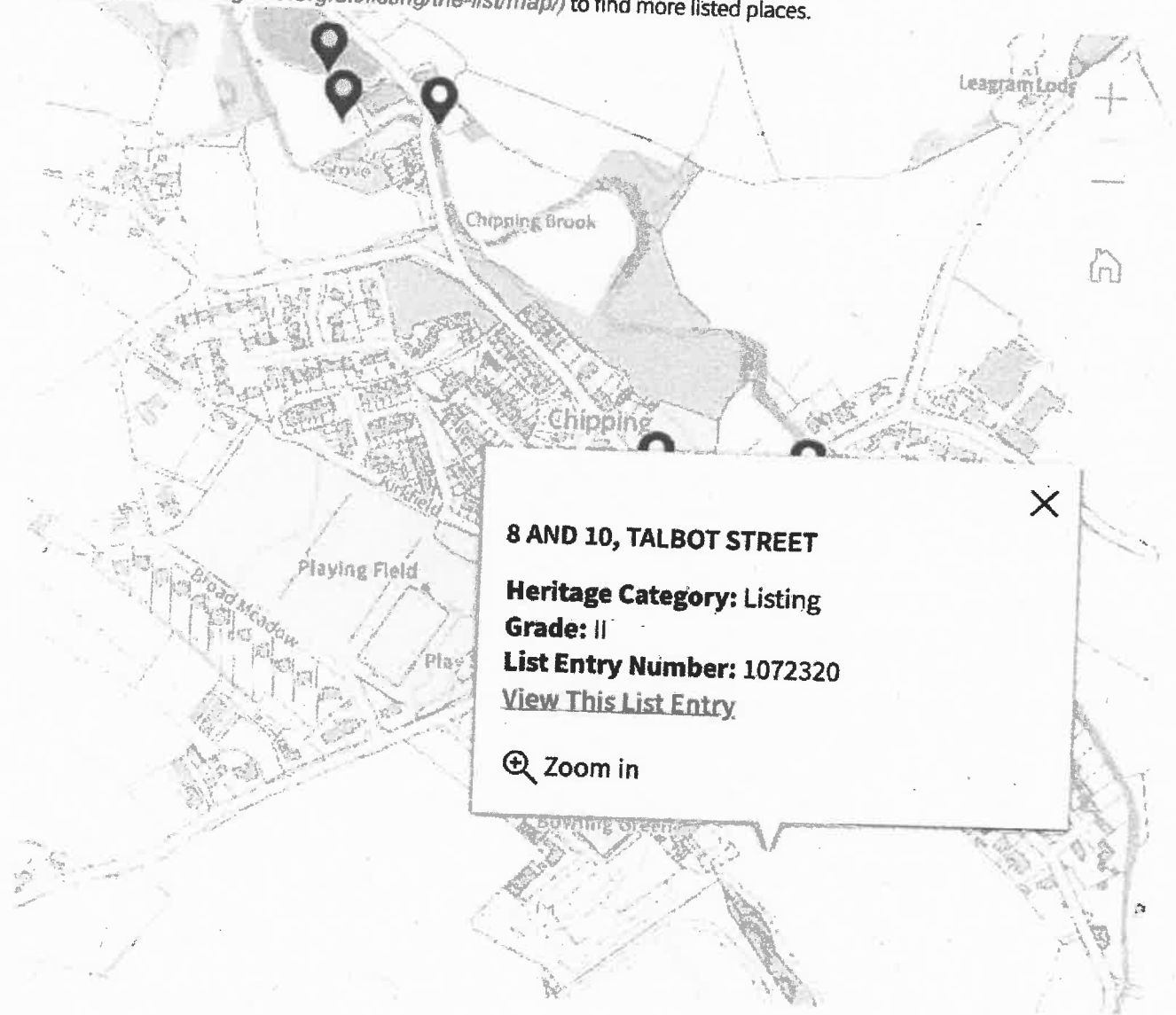
Statutory Address: **8 AND 10, TALBOT STREET**



Your photos and comments are welcome  
This photo may not represent the current condition of the site

## Location

Location of this list entry and nearby places that are also listed. Use our [map search](#) (<https://historicengland.org.uk/listing/the-list/map/>) to find more listed places.



## What is the National Heritage List for England?

The National Heritage List for England (<https://historicengland.org.uk/listing/the-list/>) is a unique register of the nation's historic buildings, monuments and sites. The places on the list are protected by law and most are open to the public.

The list

- Buildings (<https://historicengland.org.uk/listing/what-is-designation/listed-buildings/>)
- Scheduled monuments (<https://historicengland.org.uk/listing/what-is-designation/scheduled-monuments/>)
- Parks and gardens (<https://historicengland.org.uk/listing/what-is-designation/registered-parks-and-gardens/>)
- Battlefields (<https://historicengland.org.uk/listing/what-is-designation/registered-battlefields/>)
- Shipwrecks (<https://historicengland.org.uk/listing/what-is-designation/protected-wreck-sites/>)

Find out more about listing (<https://historicengland.org.uk/listing/>)

## Images of England Project

Archive image, may not represent current condition of site.

Date: 17 Oct 2000

Reference: IOE01/02746/20

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