



Ribble Valley  
Borough Council

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Date: 21 June 2024

Location: Talbot Hotel 5 Talbot Street Chipping PR3 2QE

Proposal: Approval of details reserved by conditions 3 (walling and roofing materials), 4 (window and door specifications), 5 (rainwater goods and stonework repairs), 8 (construction management statement) and 12 (boundary treatment) in respect of the former Talbot Hotel/Pub phase of Listed Building Consent 3/2023/0086.

I write in response to your application to discharge the conditions pursuant to planning approval

**Condition 3 (Materials)** can be partially discharged for the former Talbot Hotel in so far as the following information is acceptable:

- 'Supporting Information' document (updated version received 19/4/24) confirming the reuse of the existing stone and the existing window frame; and that no alterations to the roof are proposed.

The development shall be carried out in accordance with the approved details in order to satisfy the condition in full for the former Talbot Hotel phase.

**Condition 4 (Window and door specifications)** can be partially discharged for the former Talbot Hotel in so far as the following information is acceptable:

- 'Details of window and door repair/replacement' document (updated version received 19/4/24) and 'Proposals for Repair' document together with drawing SPA Drawing 6521 DOC3. These confirm the use of Sapele timber, all window to be painted White and details of the locks and stays.

The development shall be carried out in accordance with the approved details and retained thereafter in order to satisfy the condition in full for the former Talbot Hotel phase.

**Condition 5 (Rainwater goods and Stonework Repairs)** can be partially discharged for the former Talbot Hotel in so far as the following information is acceptable:

- 'Supporting Information' document (updated version received 19/4/24) and 'Proposals for Repair' document confirming the use of aluminium gutters and cast iron rainwater goods and details of the stonework repairs.

The development shall be carried out in accordance with the approved details in order to satisfy the condition in full for the former Talbot Hotel phase.

**Condition 8 (Construction Management Statement)** can be partially discharged for the former Talbot Hotel in so far as the following information is acceptable:

- Revised Construction Method Statement received 19/4/24 and Existing Site Plan E03.

The development shall be carried out in accordance with the approved details during the construction phase in order to satisfy the condition in full for the former Talbot Hotel phase.

**Condition 12 (Boundary Treatments)** can be partially discharged for the former Talbot Hotel in so far as the following information is acceptable:

'Supporting Information' document (updated version received 19/4/24) confirming cherry Laurel hedge to be planted along the western boundary as per the submitted plan received on 19/04/2024 (untitled) and to be maintained at a height of 1.5m with planting schedule also stated.

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No approval is given for the timber vehicle and pedestrian gates at this stage in the absence of details about the heights, fixing mechanism into the ground within the Root Protection Area and how this would be attached to the listed building. The position of the gates shall allow for vehicles to pull in when the gates are closed to allow other vehicles to pass.

*Nicola Hopkins*

**NICOLA HOPKINS**  
**DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING**

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