

Development Control  
Ribble Valley Borough Council

Phone: 0300 123 6780  
Email: [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk)

Your ref: 24.0522  
Our ref: D3.24.0522  
Date: 26<sup>th</sup> July 2024

**App no: 24.0522**

**Address: Talbot Hotel (Barn) 5 Talbot Street Chipping**

**Proposal: Approval of details reserved by conditions 6 (conservation roof lights), 9 (parking and access), and 12 (boundary treatment) of listed building consent 3/2022/0278.**

The submitted documents and plans have been reviewed and the following comments are made.

## History

3/2022/0278 - Conversion of public house into one dwelling and one holiday let. limited external alterations to talbot hotel. Conversion of adjacent barn into three new dwellings with associated works. formation of parking and manoeuvring areas to rear. hard and soft landscaping.

## Conditions

### Condition 9 – Parking

*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. REASON: In order to ensure an acceptable form of development for the setting of these Listed Buildings.*

There is a section of existing cobbles which will be removed and paved in tarmacadam. The edge of the carriageway on Talbot Street must be saw cut to join the new tarmacadam and sealed. The levels should ensure that the surface water from tarmacadam surface does not discharge onto the highway.

### Condition 12 – Boundaries

*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*

**Lancashire County Council**

PO Box 100, County Hall, Preston, PR1 0LD



*with the approved details. REASON: In order to ensure an acceptable form of development for the setting of these Listed Building*

There are no highway impacts to the proposals.

Kelly Holt  
Highway Development Control Engineer  
Highways and Transport  
Lancashire County Council  
[www.lancashire.gov.uk](http://www.lancashire.gov.uk)

