


Report to be read in conjunction with the Decision Notice.

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| Signed: | Officer: | KH | Date: | 02/07/25 | Manager: | LH | Date: | 7/7/25 |
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| Application Ref: | 2025/0208 | | |  Ribble Valley Borough Council <hr/> www.ribblevalley.gov.uk |
| Date Inspected: | 02/05/25 | Publicity expires: | 23/05/25 | |
| Officer: | KH | | | |
| DELEGATED ITEM FILE REPORT: | | | | |
| | | | | APPROVAL |

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| Development Description: | Listed Building Consent: Addition of new antique black iron air extract bricks to the external façade and new aco drain around garden fencing. |
| Site Address/Location: | Barn at Talbot Hotel 5 Talbot Street Chipping PR3 2QE |

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| CONSULTATIONS: | Parish/Town Council |
| No response. | |

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| CONSULTATIONS: | Highways/Water Authority/Other Bodies |
| N/A | |
| CONSULTATIONS: | Additional Representations. |
| None. | |

RELEVANT POLICIES AND SITE PLANNING HISTORY:**Ribble Valley Core Strategy:**

Key Statement DS1 – Development Strategy
Key Statement DS2 – Sustainable Development
Key Statement EN1 – Green Belt
Key Statement EN3 – Sustainable Development and Climate Change
Key Statement EN5 – Heritage Assets

Policy DMG1 – General Considerations
Policy DMG3 – Transport & Mobility
Policy DME3 – Site and Species Protection and Conservation
Policy DMH3 – Dwellings in the Open Countryside & the AONB
Policy DMH4 – The Conversion of Barns and other Buildings to Dwellings
Policy DME4 – Protecting Heritage Assets

Planning (Listed Buildings and Conservation Areas) Act
National Planning Policy Framework (NPPF)

Relevant Planning History:

25/0084 - Listed Building Consent for formation of additional living accommodation in roof spaces of 3b and 3c with introduction of new staircase from first to second floor – Granted.

24/0458 – Listed Building Consent: Application to regularise the works undertaken to raise cills by one stone course, new stone surrounds installed to windows and doors, raising of property door heights and rotation of first floor windows on front elevation and new first floor window on rear (street-scene) elevation. New ground floor window to the front elevation – Granted.

24/0459 – Planning Permission: Application to regularise the works undertaken to raise cills by one stone course, new stone surrounds installed to windows and doors, raising of property door heights and rotation of first floor windows on front elevation and new first floor window on rear (street-scene) elevation. New ground floor window to the front elevation. Replacement Roof – Approved.

2024/0459 - Planning Permission: Application to regularise the works undertaken to raise cills by one stone course, new stone surrounds installed to windows and doors, raising of property door heights and rotation of first floor windows on front elevation and new first floor window on rear (street-scene) elevation. New ground floor window to the front elevation. Replacement Roof - Pending.

2024/0339 – LBC: Removal of existing roof trusses and replacement with new non-structural trusses. Re roofing of existing roof with replacement slates – Approved with conditions.

2023/0726 – Approval of Details reserved by condition 3 (samples of materials) of listed building consent 3/2023/0086 – Approved.

2023/0709 – Approval of Details reserved by condition 5 (details of repairs/replacement), 12 (drainage), 13 (Construction Management Plan) and 17 (Tree Protection) of planning permission 3/2023/0085 – Approved.

2023/0710 – Approval of Details reserved by condition 5 (details of repairs/replacement), 8 (Construction Management Plan) and 11 (Building Recording and Analysis) of listed building consent 3/2023/0086 – Approved.

3/2023/0085 – Vary Conditions 5, 12, 13, 15, 19, 20 of planning permission 3/2022/0279. To allow the Talbot Pub and Barn to be developed separately by different parties - Approved

3/2023/0086 – Vary Conditions 5, 8, 9, 10, 11, 12 of listed building consent 3/2022/0278. To allow the Talbot Pub and Barn to be developed separately by different parties - Approved

3/2023/0087 – Discharge of conditions 3, 4, 5, 6, 13, 15, 16, 17, 18, 19, 20, 21 of planning permission 3/2023/0085 – Split Decision.

3/2023/0088 – Discharge of Conditions 3, 4, 5, 6, 9, 10, 11, 12 of listed building consent – Split Decision.

2022/0279 & 2022/0278 – Full and LBC: Partial demolition of a Grade II Listed Building; 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 – Approved with conditions.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The site consists of a Grade II Listed Barn located with Chipping Parish. The site is within Chipping Conservation Area and the Forest of Bowland Area of Natural Beauty they are also protected trees within the site.

The building was last in use as a Barn and has permission to be converted into three dwellinghouses.

The site is served by an established access off Talbot Street.

Proposed Development for which consent is sought:

This proposal seeks to consent to insert a total of nine antique black iron air extract vents which measure 230 x 82mm as well as the installation of an aco drain to the garden area which follows the fence line to the side (10m) and rear (17.6m).

Principle of Development:

The Barn has been approved to be converted into two three bedroomed dwellings and one two bedroomed dwellinghouse.

The principle of this proposal has been established under 2022/0279 & 2022/0278 and then varied under 2023/0085 & 2023/0086 to allow the public house and barn to be redeveloped separately.

Impact upon Listed Buildings and Setting:

The Talbot Barn and adjacent Hotel are both Grade II listed in recognition of their national architectural and historic interest. The Barn and Hotel both date from the late 18th Century and derive significance from their relationship and make an important contribution to the Chipping Conservation Area.

As such, in assessing the proposal, regard must be given to the statutory duties imposed on the authority in respect of the preservation and enhancement of such assets. In this respect, at a local level, Key Statement EN5 and Policy DME4 are primarily, but not solely, engaged for the purposes of assessing likely impacts upon designated heritage assets resultant from the proposed development.

Key Statement EN5 states that:

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.

With Policy DME4 stating, in respect of development within conservation areas or those affecting the listed buildings or their setting, that development will be assessed on the following basis:

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.

Planning (Listed Building and Conservation Areas) Act 1990:

Given the proposal relates to a Grade II Designated Heritage Asset, special regard must also be given to the statutory duties imposed on the authority, pursuant to national legislation, particularly in respect of the preservation and enhancement of such assets.

The principle statutory duty under the Planning (Listed Building and Conservation Areas) Act 1990 (as amended by s.58B (1) of Levelling-up and Regeneration Act 2023) is to preserve or enhance the special character of heritage assets, including their setting. As such, in determining applications that affect designated heritage assets, the authority must consider the duties contained within the principle Act which states the following;

Listed buildings - Section 16 (2) (as amended by s.58B of Levelling-up and Regeneration Act 2023):

In considering whether to grant listed building consent for any works to a listed building the local planning authority shall have special regard to the desirability of preserving or enhancing the building. Under s.58B (2) this includes preserving or enhancing any feature, quality or characteristic of the asset or setting that contributes to the significance of the asset.

National Planning Policy Framework (December 2024):

The National planning Policy Framework (NPPF) sets out further duties in respect of determining proposals that affect heritage assets stating that ‘*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*’.

The Framework sets out further duties in respect of considering potential impacts upon designated heritage assets.

Assessment of Impacts:

Given the extent of changes permitted to the building, the proposal is not considered to result in any loss of historic fabric or affect the significance of the building to a great extent than allowed for under previous consents.

Regard has been made to the level of harm to the Heritage Assets that may result from this proposal and has been found to be acceptable. The provision of air bricks is considered necessary to allow for the optimum use of the Barn for residential use.

As such, taking account of the above matters, it is not considered that the proposed development raises any significant direct conflict(s) with Key Statement EN5 or Policies DMG1 and DME4 of the Ribble Valley Core Strategy, nor any significant measurable conflicts with the aims, objectives and requirements of Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 nor the National Planning Policy Framework.

Impact upon Character/appearance of Conservations Area:

Proposals within a Conservation Area are required to conserve and where appropriate enhance its character and appearance and those elements which contribute towards its significance.

The scheme proposes alterations that would result in limited impact in the building's presence within the Village and its wider setting within the Conservation Area, with this limited impact outweighed by the public benefits of allowing for the optimum use of the Barn for residential use.

As such, taking account of the above matters, it is not considered that the proposed development raises any significant direct conflict(s) with Key Statement EN5 or Policies DMG1 and DME4 of the Ribble Valley Core Strategy, nor any significant measurable conflicts with the aims, objectives and requirements of Section 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 nor the National Planning Policy Framework.

Impact Upon Residential Amenity:

Whilst there are residential properties in close proximity to the site, the proposal would not result in any further impact than the schemes already approved and would not result in any undue amenity issues.

Visual Amenity/External Appearance:

The site is within the Forest of Bowland National Landscape (formerly Area of Outstanding Natural Beauty) and is prominent within the centre of this small village location.

It is beneficial that this important building is brought back into a viable use in order to preserve it and allow the building to continue to contribute towards the local area and enable the use of the building for residential purposes in the most appropriate manner.

The scheme would retain the public frontage to the barn and enable its alternative use as a dwellinghouse.

The limited changes would allow for the conversion to proceed and the barn to be reused. This is acceptable and would result in limited impact beyond that already approved.

Observations/Consideration of Matters Raised/Conclusion:

As such and for the above reasons, having regard to all material considerations and matters raised, the application is recommended for approval.

RECOMMENDATION:

That listing building consent be granted subject to the imposition of appropriate conditions required.