



Appeal Decision

Site visit made on 16 February 2026

by W Johnson BA(Hons) DipTP DipUDR MRTPI

an Inspector appointed by the Secretary of State

Decision date: 4 August 2026

Appeal Ref: 6000878

Barn at Talbot Hotel, 5 Talbot Street, Chipping, PR3 2QE

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) against a refusal to grant listed building consent.
 - The appeal is made by Paul Leung against the decision of Ribble Valley Borough Council.
 - The application Ref is 3/2025/0538.
 - The works proposed are: Insertion of 3no. rooflights to southern roof slope.
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Decision

1. The appeal is allowed and listed building consent is granted for insertion of 3no. rooflights to the roof slope facing Talbot Street at Barn at Talbot Hotel, Chipping, PR3 2QE in accordance with the terms of the application Ref 3/2025/0538, subject to the following conditions:
 - 1) The works authorised by this consent must be begun not later than the expiration of three years beginning with the date of this permission.
 - 2) The works hereby authorised shall be carried out in accordance with the following approved plans: 1:1250 Location Plan TQRQM23236135909192; 1:500 Existing and Proposed Site Plan ZT23-196-42 dated July 25; 1:100 Proposed Velux's to Rear Elevation ZT23-196-41 dated July 25; Velux Datasheet and Methodology Statement both submitted July 2025.
 - 3) No works authorised by this consent shall take place until precise details of the installation of the rooflights, including plans and sections at a scale of 1:20 showing the method of affixation; flashing details; and projection of the frame above the plane of the roof, have first been submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the approved details.

Preliminary Matters

2. The description of the works in the banner heading above is taken from the original application form, as it provides a more accurate description of the proposal. There is also a dispute between the main parties, surrounding the description of the proposal and whether 'insertion' or 'reinstatement' should be used. From the evidence that has been put to me, the proposed rooflights are of a different design and are not in the same location as the previous, fixed, skylights that were present on the building. I am also advised that the entire roof structure of the building was replaced as part of previously approved works. In this context, the works would not constitute reinstatement, and the term insertion is more appropriate.

3. As the proposal is in a Conservation Area and relates to a Listed Building I have had special regard to sections 16(2), 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act).
4. The refusal reason in the Council's decision notice does not refer to the effect of the proposal on the setting on any of the various listed buildings in the locality, including the former Talbot Hotel¹. Given the requirements under Section 66(1) of the Act, an opportunity was given to the parties to provide comments on this matter. This included the listed buildings referenced in the Questionnaire by the Council² and some additional listed buildings³ identified by the Inspector upon reviewing the evidence. Given the relevance of this matter, it has been included as a main issue. No party will be prejudiced in taking this approach and the responses received on the matter will be taken into consideration in reaching my decision.
5. On 16 December 2025, the Government published a consultation on proposed reforms to the National Planning Policy Framework (the Framework). Whilst broad changes to the structure of the Framework are proposed as part of this consultation, these proposals could be subject to further change and can only be given very limited weight at this stage. I have not, therefore consulted the parties on the potential changes, and in reaching my decision, I have had regard to the Framework published in December 2024.

Main Issues

6. Taking account of the above, the main issues of this appeal are whether the proposal would preserve a Grade II listed building, Stable and Barn West of Talbot Hotel [List Entry No: 1362246], and any of the features of special architectural or historic interest that it possesses; and the extent to which it would preserve or enhance the character or appearance of the Chipping Conservation Area (the CCA) and the setting of various listed buildings in the locality.

Reasons

Background and the Appeal Site

7. There is undoubtedly a plethora of planning history surrounding the appeal site and the neighbouring former Talbot Hotel. This includes planning permission to convert the former barn and stables (the barn), subject of this appeal into three dwellings.
8. The barn is Grade II listed and its significance derives primarily from its age and architecture, dating back to possibly the late 18th century, but also its rustic appearance and relationship with the former Talbot Hotel. However, I note that the Heritage Statement from The Archeological Co. state that the barn is of early 18th century construction. Whilst the former barn has been built for functional purposes, it still possesses some interesting features such as sandstone quoins and lintels,

¹ List Entry No: 1072281

² List Entry Nos: 1072279 - Church of St Bartholomew - Grade II*; 1147260 - 2 Talbot Street - Grade II; 1072320 - 8 and 10 Talbot Street - Grade II; 1308595 - 12 and 14 Talbot Street - Grade II; 1072321 - The Village Tuck Shop - Grade II; 1362244 - Post Office and John Brabbins House - Grade II*; 1072282 - 7 Talbot Street - Grade II

³ List Entry Nos: 1072280 - Sundial in churchyard to the south of Church of St Bartholomew - Grade II; 1362245 - Churchyard wall and steps at Church of St Bartholomew - Grade II; 1362247 - The Sun Inn - Grade II; 1072283 - 4 Windy Street - Grade II; 1362248 - 6 Windy Street & Stable - Grade II, and 13655612 - Proctors Shop - Grade II.

which contribute to its architectural interest. It also has some historic interest, providing evidence of the past agricultural heritage of the village.

9. The barn now has accommodation located over two floors, creating three units, with the two units closest to the former Talbot Hotel having additional accommodation in the roof space. The proposed roof lights would serve these latter units, with one rooflight serving an office in the end unit and two roof lights serving an office and a bathroom in the middle unit. It is proposed to use conservation style rooflights with a black, aluminium, external frame and a central glazing bar.
10. I saw when I visited the site that the roof slope facing Talbot Street currently has no openings, following the recent construction work that has already taken place. After reviewing the photographic evidence in both the Heritage Statement by Sunderland Peacock and Associates Ltd and the Heritage Addendum Statement, I do accept that this roof slope previously had some glazing present, in the form of three fixed skylights consisting of a simple glass pane inserted into the slates prior, to the recent works being undertaken.

The Conservation Area

11. The appeal site is located prominently within the CCA, which was designated on 7 October 1969. Section 72(1) of the Act requires when determining proposals in conservation areas that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. At paragraph 210, the Framework sets out matters which should be considered, including sustaining, and enhancing the significance of heritage assets and the desirability of new development making a positive contribution to local character and distinctiveness. Paragraph 212 of the Framework states that, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.
12. The Chipping Conservation Area Appraisal (the CCAA), dated 25 October 2005/ photos added 7 December 2006, summarises the special interest of the CCA as follows:
 - The historic layout and street pattern of Talbot Street and Windy Street;
 - Rural setting of the village in lowland farmland below Patrick Fell and Fairsnape Fell;
 - St Bartholomew's Church and churchyard, including sundial, stone boundary wall and steps;
 - St Mary's Church, churchyard, presbytery, former school and environs;
 - Chipping Brook;
 - Open areas in front of the Sun Inn and the former Talbot Hotel;
 - Prevalent use of local stone as a building material;
 - Architectural and historic interest of the conservation area's buildings, including 24 listed buildings;

- Trees, particularly beside Chipping Brook and in the churchyards of St Bartholomew's and St Mary's Church;
 - Well-tended roadside gardens;
 - Historical association with John Brabin: Grade II listed house, school and almshouses;
 - Areas of historic stone floorscape and views of Pendle Hill and distant Fells to the north.
13. From my observations on site, I have no reason to disagree with the findings of the CCAA and I therefore consider that the identified areas of special interest comprise the significance of the CCA. The CCA primarily comprises of two streets, Talbot Street and Windy Street, where a 'village square' is formed at the generous junction in front of the The Sun Inn. However, it does extend to the southeast, encompassing St Mary's RC Church and Stanley Court and to the northwest, incorporating St Bartholomew's Church. The evidence before me also indicates that it is proposed to extend the CCA to the west, along Club Lane towards the Congregational Church, which is Grade II listed⁴.
14. Most of the CCA's significance derives from its historic development and the varied nature and arrangement of historic buildings. The CCA can be clearly experienced from the appeal site, and due to its 18th century origins, the appeal site makes a positive contribution to the CCA.
15. The site is located prominently within the core of the CCA. Whilst St Bartholomew's Church is the undoubted focal point of the village, it does not have great visual prominence along Talbot Street. Additionally, due to the lack of gaps between the buildings along Talbot Street and the topography, direct views of the proposal from the church would be limited, even when travelling along Talbot Street towards the Sun Inn. However, due to the falling topography, I do accept that the prominence of the proposal would increase when travelling in the other direction down Talbot Street, where the roof slope of the barn facing Talbot Street could be clearly seen. It was apparent during my site visit that the front roof planes of most properties, particularly along the eastern side of Talbot Street had retained their original form. It is this largely unspoilt feature that is a positive characteristic of this part of the CCA, adding to its sense of place.
16. Nevertheless, even when viewed in this context, the proposal would be seen in conjunction with the roof light at No 3 Talbot Street, which I acknowledge is not listed. Within this same view, the proposed rooflights would be visible in conjunction with those on the former Talbot Hotel, adjacent to the site. They would also be seen when approaching from the opposite direction travelling across the bridge over the brook. Whilst the presence of rooflights elsewhere is not justification in itself, because the site is on the other side of the road, the proposal would not significantly interfere with the unaltered roofscape opposite.

Listed Buildings

17. Following the opportunity to comment on the setting on the identified nearby listed buildings, both main parties reached the conclusion that the proposal would not

⁴ List Entry No: 1147217

cause any harm to the setting of these listed buildings. These properties are all located near the barn. Their interlinked settings, their close relationship to one another and their relationship with the road structure contributes to their wider setting. The Appeal site sits within this wider setting. Given its 18th century origins and its rural appearance, the appeal site makes a positive contribution to this wider setting.

18. The range of properties provide a clear understanding of the evolution of Chipping and the CCA. The area immediately surrounding these properties, including the Appeal site forms part of the tight development in this urban context, which contributes to the understanding of significance of these buildings, and provides an appreciation of the identified heritage assets. Out of the identified listed buildings, some are closer to the barn or have direct views. The former Talbot Hotel is adjacent to the barn, No's 8 to 14 (even) Talbot Street are opposite the barn. The Sun Inn has a direct view down Talbot Street and over the barn's roof slope, whilst The Village Tuck Shop is located at an oblique angle to the barn.
19. The barn can be seen in views in conjunction with the heritage assets, this setting, in so far as it relates to this appeal, has a positive contribution to the significance of the listed buildings located closest to the Appeal site. Consequently, I find the other listed buildings identified in the locality that are located further away from the barn, including those which are Grade II* listed with reduced intervisibility, still receive a positive contribution to their settings, albeit to a lesser degree.

Impact of the appeal scheme

20. Although the appeal building has been subject to previous alterations to convert it to residential use, it still retains much of its agricultural character and the architectural features that provide its special interest. According to the evidence, the current roof of the building, including the roof trusses, is a complete replacement of the previous roof structure. As a consequence, the appeal proposal would not result in the loss of any historic building fabric.
21. It is not in dispute that skylights were previously present on the roof slope facing the street, albeit of a different design and different locations. There is nothing in the evidence that would indicate that these were not in situ when the building was listed in 1967.
22. I have noted the Council's points that during the consideration of the previous planning and listed building consent applications for the conversion of the barn and hotel, proposed rooflights were removed from the scheme and the subsequent permission and consent included a condition that permission/consent was not granted for rooflights. Nonetheless, the Council's submissions do not set out in any detail what harm to the special interest of the building it considers would result from the proposal.
23. The frames of the proposed rooflights would be in a dark colour that would not be conspicuous against the roof covering, and their size and location would not unduly domesticate the building or prevent its agricultural origins from being discerned. Nor is it argued that the proposal would obscure, or remove, any of the important architectural features of the building.
24. From the submitted evidence, the proposed new rooflights would be in line with the

roof plane. However, even when taking into account specific details⁵ submitted, I find that there is no information in respect of the method of affixation or details of the flashing and its installation in drawing form. Nonetheless, I accept that this could be secured through the imposition of a suitably worded condition requiring the submission of these details demonstrating how the rooflights are to be installed, ensuring a flush finish and integration with the roof covering. Subject to this proviso, I find that the proposed works would not cause harm to the special architectural and historic interest of the building.

25. The proposed works represent a relatively small scale and low key intervention within the CCA and the setting of the nearby listed buildings. I recognise that the proposal would involve some change to the street scene and consequently to the character and appearance of the CCA and the setting of a number of listed buildings. However, change itself does not necessarily equate to harm, and given the very small extent of change that would occur through the introduction of the rooflights within the context of the wider conservation area, I find that the proposal would not diminish the ability to understand the significance of the CCA or adversely affect the special characteristics identified above. Thus, for similar reasons, it follows that I find that the proposal will have a neutral effect on the CCA and the setting of other listed buildings in the locality.

Conclusion on heritage matters

26. For the reasons given above, I conclude that the proposal would not result in any harm to the significance of the listed former barn, the setting of other listed buildings in the locality or the CCA when taken as a whole.
27. Consequently, the scheme complies with the heritage aims of Key Statement Policy EN5 and Policy DME4 of the Core Strategy 2008 - 2028, A Local Plan for Ribble Valley, adopted 16 December 2014, insofar as they are relevant to this appeal. Collectively, these expect the conservation and preservation of the significance of heritage assets and their settings; In conservation areas there will be a presumption in favour of the conservation and enhancement of elements that make a positive contribution to the character or appearance of the conservation area; and alterations or extensions to listed buildings or within their setting which cause harm to the significance of the heritage asset will not be supported, amongst other things. The scheme would also accord with the requirements of the Framework, particularly Section 16 – Conserving and enhancing the historic environment, and the statutory duties established under sections 16(2), 66(1) and 72(1) of the Act.
28. Since there would be no harm to any heritage assets identified above, there is no need to balance the public benefits of the scheme.

Other Matters

29. The appeal site is also located within the Forest of Bowland National Landscape (the NL) where Section 85 of the Countryside and Rights of Way Act 2000 (as amended) outlines a duty to seek to further the purpose of conserving and enhancing the natural beauty of the NL. Insofar as the proposal would be sympathetic to the former barn, which is located in a tightly knit group of buildings within the settlement, with limited opportunities for views from the surrounding area

⁵ Velux Datasheet and Methodology Statement both submitted July, 2025.

such that any visual impact would additionally be extremely limited. Therefore, I find there would not be any adverse effects to the detriment of the character to the surrounding area. Consequently, I am satisfied that the natural beauty of the NL would be conserved.

Conditions

30. I have imposed conditions on time limits and requiring compliance with the relevant plans and documents in the interests of certainty, and in the interests of protecting the character and appearance of the listed barn, the surrounding area and heritage assets.
31. Given my findings on the evidence submitted and to make unacceptable development acceptable, I have also imposed a condition for the submission and approval of details prior to works commencing to ensure the satisfactory installation of the rooflights. This is necessary to ensure there is no harm to the significance of the listed former barn, the setting of other listed buildings in the locality or the surrounding CCA.

Conclusion

32. For the reasons given above, I conclude the appeal should be allowed.

W Johnson

INSPECTOR