

HERITAGE ADDENDUM STATEMENT

In Support of the Reinstatement of Three Roof Windows – Barn Adjacent to The Talbot Hotel, 5 Talbot Street, Chipping, PR3 2QE

Application Ref: 3/2022/0278 (Listed Building Consent)

(Associated planning application: 3/2022/0279)

1. Introduction and Purpose

This statement is submitted in support of a request to reinstate three roof windows to the front (south-east facing roadside) elevation of the barn adjacent to the Talbot Hotel, a Grade II listed building. The barn forms part of a joint heritage asset and is situated within the Chipping Conservation Area and the Forest of Bowland AONB.

The windows in question are not modern additions. They were present in the original structure prior to the commencement of works, and this statement seeks to clarify their historic presence, supported by photographic evidence and contextual justification.

We now seek to reinstate them in line with the building's historic form and character, using conservation-style heritage rooflights. This approach is consistent with the recommendations of the heritage consultant and is actively supported by the appointed project archaeologist (Report Attached).

2. Historic Context and Planning Background

- The barn formed part of a joint planning and listed building consent application (Refs: 3/2022/0278 and 3/2022/0279) with the Talbot Hotel.
 - During planning and works, three roof windows located on the roadside roof slope were found to be omitted from the approved plans. This appears to have been an oversight at the application stage.
 - The planning officer has previously expressed concerns about rooflights being visible from the public realm. However, the adjacent Talbot Hotel features identical front-facing conservation-style roof windows, which were approved and replaced as part of the same application.
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3. Evidence of Pre-existing Roof Windows

The following photographic evidence demonstrates that the rooflights in question were original or long-standing elements of the barn:

- **Photo 1:** External view showing the three rooflights on the front roof slope pre-renovation. (Elevated Position) Taken from the Ribble Valley Portal.
- **Photo 2:** Site image during early stages of works before roof replacement, showing window locations.(Elevated Position)

- **Photo 3 & 4:** Internal shot's showing daylight entering through the rooflights, clearly visible from the loft space.

(Please see attached photographic appendix)

This confirms that the rooflights were present prior to any intervention, and that their omission from the final approved plans was an error of process, not a deliberate alteration to the building's character.

4. Design Justification and Precedent

- The proposed reinstatement will use flush-fitting, heritage-style conservation rooflights in line with those approved and installed at the adjacent Talbot Hotel (also facing the public road).
 - The archaeologist's report and heritage appraisal submitted with the original application supported the sensitive reinstatement of lost features and expressed no objection to these rooflights.
 - The barn and the Talbot Hotel were originally part of a single functional and architectural entity. Maintaining consistency between the two structures supports the visual coherence of the conservation area.
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5. Visual Impact and Visibility

- Although the planning officer raised concerns about visibility from the public highway, it has been demonstrated during a site visit that the front roof slope is largely not visible from Talbot Street due to its angle.
 - Visibility is limited to a distant elevated point near the Sun Inn. Even from this location, the proposed rooflights would appear as discreet, traditional features, identical in appearance to those already approved at the Talbot Hotel.
 - Their reinstatement would have minimal visual impact, and would not harm the setting, views, or special interest of the conservation area.
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6. Conclusion and Request

We respectfully request that the Local Planning Authority consider the reinstatement of the three front-facing rooflights on the basis that:

- They were clearly original features of the barn;
- Their omission from plans was unintentional and not under our instruction;
- The reinstatement is supported by clear photographic evidence and by the project archaeologist;
- The proposed design and materials are conservation appropriate and consistent with nearby buildings;

- The Talbot Hotel next door provides a clear precedent for identical features;
- The visual impact is minimal and in keeping with conservation best practice.

The reinstatement would help preserve the architectural integrity and historical accuracy of the barn, restoring it to its authentic form and enhancing the value of the wider heritage asset. We hope to resolve this matter constructively and in a way that continues the shared objective of heritage preservation.

Submitted by:

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27/06/2025

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Supporting Picture Evidence (*photographic appendix*)

Front Facing elevated Views

Photo 1:

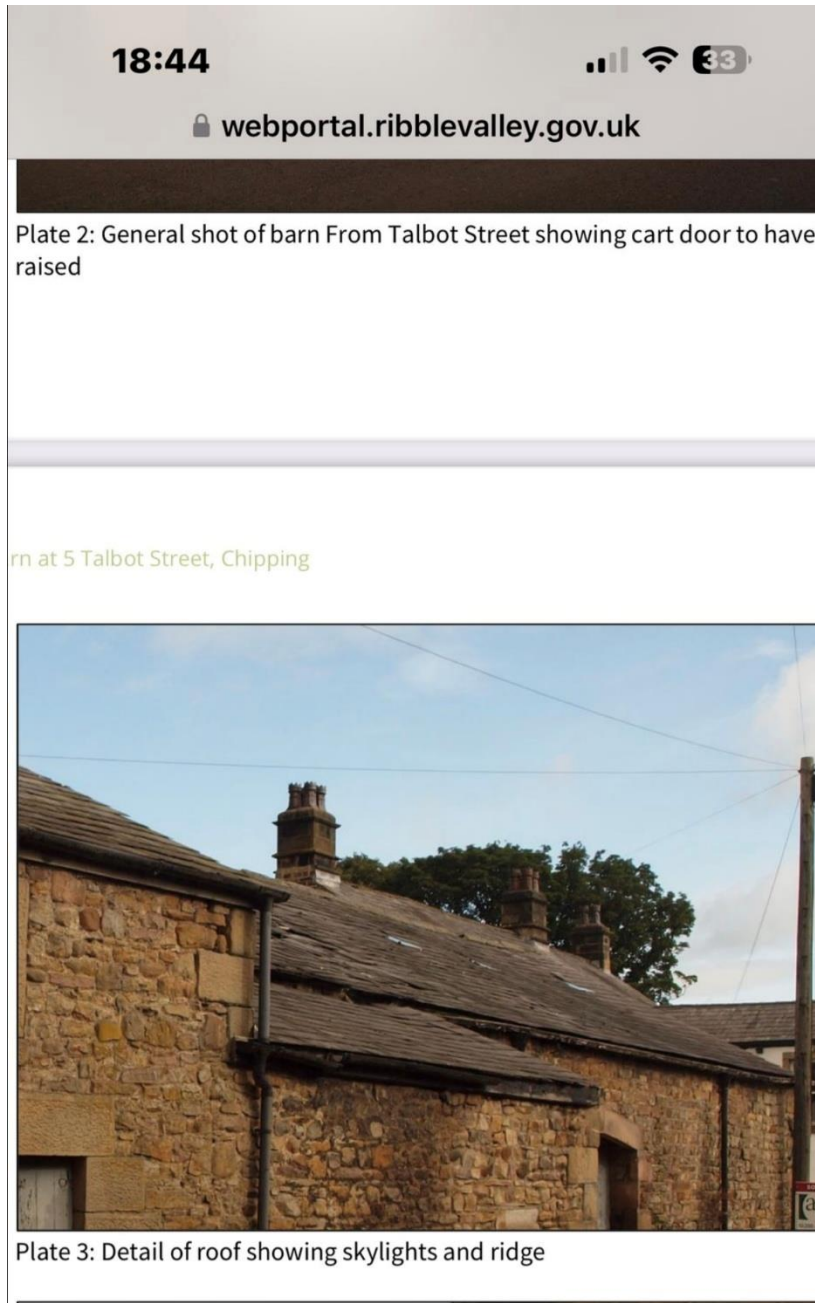


Photo 2:



Internal Views

Photo 3:



Photo 4:

