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| RIBBLE VALLEY BOROUGH COUNCIL | | | |  |  |
| Department of Development | |  |  |  |  |
| Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA | | |  |  |  |
| Telephone: 01200 425111 www.ribblevalley.gov.uk planning@ribblevalley.gov.uk | | | | | |
| Town and Country Planning Act 1990 | | |  |  |  |
| LISTED BUILDING CONSENT | | | | | |
| **APPLICATION NO:** | 3/2023/0086 | |  |  |  |
| **DECISION DATE:** | 16 June 2023 | |  |  |  |
| **DATE RECEIVED:** | 30/01/2023 | |  |  |  |
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| **APPLICANT:** |  |  | **AGENT:** |  |  |
| Mr Nick Doddy and Miss Heather Taylor  C/o Agent | |  | Mr Richard Maudsley  Sunderland Peacock Architects  Hazelmere  Pimlico Road  Clitheroe  Lancs BB7 2AG | | |
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| **PARTICULARS OF PROPOSED WORKS:** | | | Variation of 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. | | | |
| **AT:** | Talbot Hotel 5 Talbot Street Chipping PR3 2QE | | | | | |
| Ribble Valley Borough Council hereby give notice that **Listed Building Consent has been granted** for the execution of the works referred to above in accordance with the application and plans submitted subject to the following condition(s): | | | | | | |
| 1 | Time Scale for Implementation of Consent    The development hereby permitted must be begun not later than three years from the 1st June, 2022.  Reason: Required to be imposed by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act, 1990.  P.T.O. | | | | | |
| 2 | Approved Plans and Documents  The development hereby permitted shall not be carried out otherwise than in conformity with the following submitted plans and details and recommendations therein received by the Local Planning Authority unless prohibited by any other condition:  Plans  6251-E10 Location Plan  6251-E01 Existing Plans and Elevations  6251-E02 Existing Barn Plans and Elevations  6251-E03 Existing Site Plan  6251-P01B Proposed Plans and Elevations  6251-P02A Proposed Barn Plans and Elevations  6251-P03 Proposed Barn Sections  6251-P04A Proposed Site Plan    Reports  Structural Inspection - Reid Jones Partnership Ltd  Planning Statement - MacMarshalls  Viability Report - Westlake & Co  Tree Survey - Lakeland Tree Consultancy  Arboricultural Impact Assessment - Lakeland Tree Consultancy  Flood Risk Assessment - PSA Design  Heritage Appraisal - Sunderland Peacock and Associates Ltd  Preliminary Bat Roost Assessment Report - Dave Anderson  Reason: For the avoidance of doubt. | | | | | |
| 3 | Materials and Construction  Prior to their use in the development details of the following shall be submitted to and agreed in writing by the Local Planning Authority:  " Samples of all external walling materials  " Samples of all external roofing materials  Thereafter the development shall be carried out in accordance with the approved details.  Reason: To ensure a satisfactory standard of development and finish for the conversion of these Grade II\* heritage assets.  P.T.O. | | | | | |
| 4 | Precise specifications of proposed windows and doors including elevations cross - sections, glazing type, opening mechanism and surface finish shall have been submitted to and approved in writing by the Local Planning Authority prior to their installation.  The approved windows shall be implemented within the development in strict accordance with the approved details and thereafter retained.  Reason: In order that the Local Planning Authority may ensure that the detailed design of the proposal safeguards the special architectural and historic interest of the listed buildings the character and appearance of the conservation area and to ensure that the detailed design of the proposal responds positively to the inherent character of the area. | | | | | |
| 5 | Prior to any development of the Talbot Pub building taking place details of the following shall be submitted to and agreed in writing by the Local Planning Authority:  " Details of any replacement rainwater goods  " Details of any repairs to stonework  " Details of the replacement staircase in the Hotel from ground to first floor including materials, design, siting and methodology  " Details of existing fireplaces and chimney breasts to be retained with details of any repairs and methodology  Thereafter the development shall be carried out in accordance with the approved details.  Prior to any development of the Barn taking place details of the following shall be submitted to and agreed in writing by the Local Planning Authority:  " Details of any replacement rainwater goods  " Details of any repairs to stonework  " Details of staircases to access the first floor of the Barn including materials, design, siting and methodology  " Details of the amount of internal fabric in the Barn to be removed and internal walls to be formed including materials and methodology  " Details of repairs or replacement of any roof trusses  Thereafter the development shall be carried out in accordance with the approved details.  Reason: To ensure a satisfactory standard of development and finish for the conversion of these Grade II\* heritage assets. | | | | | |
| 6 | Notwithstanding the details shown upon the approved plans, the proposed roof lights shall be of the Conservation Type, recessed with a flush fitting, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to installation. The development shall be carried out in strict accordance with the approved details.  Reason: In order that the Local Planning Authority may ensure that the detailed design of the proposal does not undermine the character and appearance of the Listed Buildings.  P.T.O. | | | | | |
| 7 | Notwithstanding the details shown upon the approved plans, no approval is given for the three roof lights on the Barn to be converted. The development shall be carried out in strict accordance with the approved details.  Reason: In order that the detailed design of the proposal does not undermine the character and appearance of the Listed Buildings. | | | | | |
| 8 | No development to the Talbot Pub building other than groundworks shall take place until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to and approved in writing by the local planning authority. The approved plan / statement shall provide:  " Details of the parking of vehicles of site operatives and visitors;  " Details of loading and unloading of plant and materials;  " Arrangements for turning of vehicles within the site;  " Wheel washing facilities;  " Construction vehicle routing;  " Delivery and construction working hours.  The approved CMP/CMS shall be implemented for the duration of the construction works associated with the Talbot Pub building.  No development to the Barn other than groundworks shall take place until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to and approved in writing by the local planning authority. The approved plan / statement shall provide:  " Details of the parking of vehicles of site operatives and visitors;  " Details of loading and unloading of plant and materials;  " Arrangements for turning of vehicles within the site;  " Wheel washing facilities;  " Construction vehicle routing;  " Delivery and construction working hours.  The approved CMP/CMS shall be implemented for the duration of the construction works associated with the Barn.  Reason: In the interest of safeguarding residential amenity and highway safety | | | | | |
| 9 | Details of the proposed access drive, turning area and parking spaces including materials for the Talbot Pub building 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.  Details of the proposed access drive, turning area and parking spaces including materials for the Barn 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.  P.T.O. | | | | | |
| 10 | The setts to the frontage of the Talbot Pub building shall be repaired in accordance with a scheme to be submitted to and approved in writing with the Local Planning Authority prior to any works relating to the Talbot Pub building being undertaken and shall thereafter be carried out strict accordance with the approved details and retained and maintained in perpetuity.  The setts to the frontage of the Barn shall be repaired in accordance with a scheme to be submitted to and approved in writing with the Local Planning Authority prior to any works relating to the Barn building being undertaken and shall thereafter be carried out strict accordance with the approved details and retained and maintained in perpetuity.  No parking of any motor vehicles shall be allowed on the setts to either frontage at any time.  REASON: To ensure that the setts along the frontage of these Listed Buildings are protected and in the interests of highway safety. | | | | | |
| 11 | Archaeology  No development, site clearance/preparation, or demolitions for the Talbot Pub building shall take place on site until the applicant, or their agent or successor in title, has secured the implementation of a programme of building recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. The programme of works should comprise the creating of a record of the building to Level 3 as set out in 'Understanding Historic Buildings' (Historic England 2016). It should include a full description of the building, inside and out, a drawn plan, elevations and at least one section and a full photographic coverage, inside and out. The record should also include a rapid desk-based assessment, putting the building and its features into context. This work should be undertaken by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute of Archaeologists. A digital copy of the report and the photographs shall be places in the Lancashire Historic Environment Report prior to the any part of the Talbot Pub building being first occupied.  No development, site clearance/preparation, or demolitions of the Barn shall take place on site until the applicant, or their agent or successor in title, has secured the implementation of a programme of building recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. The programme of works should comprise the creating of a record of the building to Level 3 as set out in 'Understanding Historic Buildings' (Historic England 2016). It should include a full description of the building, inside and out, a drawn plan, elevations and at least one section and a full photographic coverage, inside and out. The record should also include a rapid desk-based assessment, putting the building and its features into context. This work should be undertaken by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute of Archaeologists. A digital copy of the report and the photographs shall be places in the Lancashire Historic Environment Report prior to the any part of the Barn being first occupied.  Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the buildings/site.  P.T.O. | | | | | |
| 12 | Boundary Treatments  Notwithstanding the submitted plans for the Talbot Pub building 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 with the approved details.  Notwithstanding the submitted plans for the Barn 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 with the approved details.  Reason: In order to ensure an acceptable form of development for the setting of these Listed Buildings. | | | | | |
| **Note(s)** |  |  | |  |  |  |
| 1 | For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes. | | | | | |
| 2 | The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application. | | | | | |
| 3 | The Local Planning Authority operates a pre-planning application advice service which applicants are encouraged to use. Whether or not this was used, the Local Planning Authority has endeavoured to work proactively and positively to resolve issues and considered the imposition of appropriate conditions and amendments to the application to deliver a sustainable form of development | | | | | |
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| Nicola Hopkins  **NICOLA HOPKINS**  **DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING** | | | | | | |

**Right of Appeal**

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

· If you want to appeal against your local planning authority’s decision then you must do so within 6 months of the date of this notice.

· If this is a decision to refuse planning permission, or approve with conditions, a householder application, if you want to appeal against your local planning authority’s decision then you must do so within 12 weeks of the date of this notice.

· If this is a decision to refuse planning permission, or approve with conditions, a minor commercial application, if you want to appeal against your local planning authority’s decision then you must do so within 12 weeks of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision> . If it is a householder appeal it can be made online at: <https://www.gov.uk/appeal-householder-planning-decision> . If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority’s decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

**Purchase Notices**

If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the Council of the county borough or county district in which the land is situated a purchase notice requiring that Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.