


**Report to be read in conjunction with the Decision Notice.**

<b>Signed:</b>	<b>Officer:</b>		<b>Date:</b>		<b>Manager:</b>		<b>Date:</b>	
<b>Site Notice displayed</b>		<b>Photos uploaded</b>						

<b>Application Ref:</b>	3/2021/0578	 Ribble Valley Borough Council <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>
<b>Date Inspected:</b>		
<b>Officer:</b>	AD	
<b>DELEGATED ITEM FILE REPORT:</b>		<b>Decision</b>   <b>Approval</b>

<b>Development Description:</b>	Discharge of Condition 10 (Specifications of replacement windows) and Part Discharge of Condition 6 (Recording of First Floor) of Listed Building Consent 3/2020/0763.
<b>Site Address/Location:</b>	20-22 Talbot Street Chipping PR3 2QE

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**RELEVANT POLICIES :**

Planning (Listed Buildings and Conservation Areas) Act 1990. 'Preservation' in the duty at section 16, 66 and 72 of the Act means "doing no harm to" (*South Lakeland DC v. Secretary of State for the Environment* [1992]).

Chipping Conservation Area Appraisal

Key Statement EN5 – Heritage Assets  
 Policy DME4 – Protecting Heritage Assets  
 Policy DMG1 – General Considerations

National Planning Policy Framework (NPPF)  
 National Planning Policy Guidance (NPPG)

**ASSESSMENT OF PROPOSED DEVELOPMENT:**

**Condition 10 (Specifications of replacement windows):**

Precise specifications (scaled elevation and sectional drawings) of replacement windows shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works. The replacement windows shall thereafter accord with the approved details.

Reason : In order to safeguard the special architectural and historic interest and setting of the listed building.

Application 3/2021/0474 and the part discharge of Condition 9 of 3/2020/0763 [Written Scheme of Investigation only for a programme of photographic recording of the existing windows as set out in "Understanding Historic Buildings" (Historic England 2016)] on 29/6/2021 relates i.e. the recording of the existing windows has not taken place.

Precise specifications (scaled elevation and sectional drawings) of replacement (like – for – like) windows have not been submitted and the condition cannot be considered further at this time.

**Condition 6 (Recording of First Floor):**

A record of the first floor structure shall be made by an appropriately qualified and experienced professional contractor via a programme of photographic recording (as set out in "Understanding Historic Buildings" (Historic England 2016). The first recording shall be undertaken prior to works commencing on site. This recording shall be submitted to and approved in writing by the Local Planning Authority within 30 days of the recording and shall include a timetable for further recordings during the works hereby approved. The development thereafter shall be carried out in accordance with the approved timetable of recording.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the buildings/site.

LCC Archaeology advise:

The supplied record of the first-floor beams 'as existing' appear appropriate and adequate. A full timetable for the works has not been supplied (section 4), but the intention to return and document the features during the works is noted. It is recommended that the resent report be approved, but that the condition not be discharged until the further recording has been undertaken and a revised report received.

Recommend that the first report be approved (part discharge of condition 6).

**RECOMMENDATION:**

Part discharge of condition 6 (first report only).