

# HARTLEBURY PARISH COUNCIL

## Proposal Template

Date	07/02/2017	
Agenda Item No	10	
Title	<b>Condition Survey of Talbot Public House (Grade II Listed)</b>	
Background	<p>As previously identified, the Talbot in Hartlebury is a very old inn, a Grade II listed building dating back to the 17th Century that until about 5 years ago, was a cherished local hostelry.</p> <p>It remains an important and valued historic feature of our village.</p> <p>Clearly, Grade II buildings can be extensively refurbished and re-modelled, as we have seen from the various planning applications considered by this Council and approved by WDC. In practice however, unless local authority planning and conservation officers are active and vigilant, Grade II buildings can be abused and can fall into complete disrepair with an attendant risk of demolition.</p>	
Concerns	<p>We have all agreed that the Talbot is an important and historic local landmark that deserves to be saved, but it has been empty since 2012 and despite WDC planning approval last year for a change of use to dwellings, no work has yet been carried out.</p> <p>Unless the current owner/ developer of the Talbot site is able to give a firm commitment to starting work on the approved scheme in the near future, then the Talbot buildings are at obvious risk of irreversible damage due to neglect.</p> <p>The premises have remained unoccupied and unprotected for over five years now, so that in the absence of a commencement of the approved works, it is highly likely that some essential repairs may be necessary to ensure that there is no further deterioration of the historic fabric.</p> <p>The best way to ensure that the buildings are kept in a reasonable state of repair in the absence of commitment to a works start, is by means of an agreed survey to identify these essential repairs.</p>	
Proposals	<p>The Parish Council is requested to propose to WDC that a joint survey of the Talbot buildings is carried out, involving a representative of the owner/developer, a representative of Hartlebury Parish Council and a Conservation Officer from WDC. The objective will be to identify and agree any essential repairs to the historic fabric of the buildings that are urgently required.</p> <p>If the survey reveals the need for any such urgent repairs, then WDC would be requested to require the owner to carry these out, pending issue of an Urgent Works Notice under Section 54 of the Planning (Listed Buildings and Conservation Areas) Act 1990</p>	
Risk	Low	
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