

Planning Committee

Meeting Date: 14 January 2025
Contact Officer: Graeme Markland, Neighbourhood Plan Continuity Officer

M Newitt & Sons, 10 High Street

[P24/S3960/FUL](#)
[P24/S3961/LB](#)

Changes to front facade only, the entrance doors will be replaced, masonry walls/windows re-decorated, existing signage removed and the gutters and downpipes replaced.

Reason for report:

The application is a FUL, Outline or Reserved Matters application

1. Officer Recommendation:

SUPPORTS with Comment:
Subject to no objection from the Heritage Officer.

Call-In

If the recommendation is to object, or likely to be contrary to SODC's recommendation, the Town Council must agree whether to request that SODC Councillors call the application into SODC's committee. Thame's District Councillors are not bound to this request.

2. Key Issues:

- Impact on the Character and Appearance of the Conservation Area

The proposed changes are relatively minor in nature and will not have any significant impact on the Thame Conservation Area.

- Impact on the Special Architectural and Historic Interest of the Listed Building

The Building is noted as having been Listed for its group value. The proposal will introduce framed glazed doors. It is believed the choice of colour (grey) for the doors and first floor windows would match better with the existing, late 20th Century aluminium-framed ground floor windows. The doors, being framed would be more in keeping with them and the frontage should look more cohesive.

The existing rainwater goods are iron and would be replaced using similar materials. Given the impact such details can have on a building it is possible the case officer / Conservation Officer might call for details of the exact form and style to be used.

3. Planning History:

Application Number	Description	TTC Decision	SODC Decision	Granted
P24/S1424/FUL P24/S1425/LB	Removal of refrigerated rooms and containers associated with previous use and the addition of a single storey rear extension to the shop.	Supports subject to no objection from the District's Conservation Officer	Granted	24/6/24

4. Risk Appraisal

Dependent on the Town Council's recommendation to SODC is it likely that there would be a contrary decision by SODC? If so then a councillor should be nominated at the meeting to represent the views of the Town Council at the planning committee.

5. Policies Relevant to the Application

The following policies are of particular relevance when considering this application.

Thame Neighbourhood Plan

- H6 Design new development to be of high quality
- WS5 Develop land at no. 10 High Street for a use that supports the town centre
- WS7 Retain small scale employment in the town centre
- WS12 Retain existing employment land in employment use
- WS13 Support improvements to existing employment areas
- ESDQ15 Developers must demonstrate in a Design and Access Statement how their proposed development reinforces Thame's character
- ESDQ16 Development must relate well to its site and its surroundings
- ESDQ17 Development must make a positive contribution towards the distinctive character of the town as a whole
- ESDQ18 New development must contribute to local character by creating a sense of place appropriate to its location
- ESDQ19 The Design and Access Statement and accompanying drawings must provide sufficient detail for proposals to be properly understood
- ESDQ20 Building style must be appropriate to the historic context
- ESDQ26 Design new buildings to reflect the three-dimensional qualities of traditional buildings

SODC Local Plan 2035 Policies

- DES1 Delivering high quality development
- DES2 Enhancing local character
- DES3 Design and access statements
- DES7 Efficient use of resources
- DES8 Promoting sustainable design
- EMP3 Retention of employment land
- ENV6 Historic environment
- ENV7 Listed buildings
- ENV8 Conservation areas
- TC5 Primary Shopping Areas