

PLANNING

ELECTRONIC
VERSION

Planning Decision

P22/S3826/FUL

Thame Town Council
c/o Leap Architects
42a Upper High Street
Thame
OX9 2DW

PLANNING PERMISSION

Application No : **P22/S3826/FUL**

Application proposal, including any amendments :

Demolition of 1980s extension to the former Magistrates Court building (Thame Museum) & new single storey extension with internal alterations to provide new entrance, foyer, library & storage accommodation. To include new steps, ramp, front boundary wall & railings externally to the street.

Site Location : **Thame Museum 79 High Street Thame OX9 3AE**

South Oxfordshire District Council hereby gives notice that **planning permission is GRANTED** for the carrying out of the development referred to above strictly in accordance with the description, plans and specifications contained in the application (as varied by any amendments as referred to above) subject to the following condition(s) :

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: By virtue of Sections 91 to 95 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

2. That the development hereby approved shall be carried out in accordance with the details shown on the following approved plans, THM 140 01, THM 130 01, THM 141 01, THM 020 01, THM 021 01, THM 120 01, THM 121 02, THM 010 01, THM 110 02, THM 001 01, THM 011 01 and THM 111 02, except as controlled or modified by conditions of this permission.



Reason: To secure the proper planning of the area in accordance with Development Plan policies.

3. Prior to the commencement of the development hereby approved samples / photographic schedule of materials of the following shall be submitted to and approved in writing by the Local Planning Authority:
 - bricks (extension and front wall)
 - stonework (moulded copings for wall piers)
 - surfacing materials (ramp and steps)

Reason: In the interests of the visual appearance of the development in accordance with Policies DES1, DES2, ENV7 and ENV8 of the South Oxfordshire Local Plan 2035.

4. The applicant, or their agents or successors in title, shall be responsible for organising and implementing an archaeological watching brief, to be maintained during the period of construction/during any groundworks taking place on the site. The watching brief shall be carried out by a professional archaeological organisation in accordance with a Written Scheme of Investigation that has first been approved in writing by the Local Planning Authority.

Reason: To enable an appropriate level of archaeological investigation of the area including excavation and recording, post excavation analysis and the publication of results in accordance with Policy ENV9 South Oxfordshire Local Plan 2035 and the NPPF.

5. Following the approval of the Written Scheme of Investigation referred to in Condition 4 of this permission, no development shall commence on site without the appointed archaeologist being present. Once the watching brief has been completed its findings shall be reported to the Local Planning Authority, as agreed in the Written Scheme of Investigation, including all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication which shall be submitted to the Local Planning Authority within two years of the completion of the archaeological fieldwork.

Reason: To secure the protection of and proper provision for any archaeological remains in accordance with Policy ENV9 of the South Oxfordshire Local Plan 2035 and the NPPF.

6. A Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The approved CTMP shall be implemented prior to any works being carried out on site, and shall be maintained throughout the course of the development.

Reason: In the interests of highway safety and to mitigate the impact of construction vehicles on the surrounding highway network, road infrastructure

and local residents, particularly at morning and afternoon peak traffic times and in accordance with Policy TRANS5 of the South Oxfordshire Local Plan 2035.

NB: The following Thame Neighbourhood Plan (March 2013) policies have been taken into consideration:

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.

ESDQ19 - Design and Access Statement

ESDQ20 - Building style must be appropriate to the historic context

NB: The above permission/consent may contain pre-conditions, which require specific matters to be approved by the Local Planning Authority before a specified stage in the development occurs. This means that a lawful commencement of the approved development/works cannot be made until the particular requirements of the pre-condition(s) have been met.

NB: This approval is specific to the details of the development as shown on the approved plans and other associated documentation. Unless otherwise agreed by the Council any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. As such the Council must be advised in writing of any proposed variations from the approved plans and other associated documentation at the earliest stage possible. A decision will then be made as to whether the changes can be dealt with as a minor revision to the approved details or whether a revised application is required.

This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation.

Reason for Decision

Planning permission is granted because the proposal complies with the relevant Development Plan Policies and, subject to the attached conditions, would not harm the significance of the listed building or be detrimental to the character and appearance of Thame Conservation area, and would not be unneighbourly or result in significant harm to the safety or convenience of users of the highway.

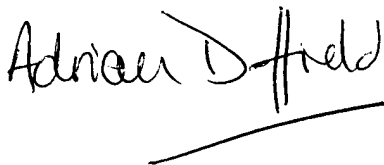
In accordance with paragraph 38 of the National Planning Policy Framework the Council takes a positive and proactive approach to development proposals. The Planning Service works with applicants/agents in a positive and proactive manner by offering a pre-application advice service and by advising applicants/agents of issues that arise during the processing of their application and where possible suggesting solutions to problems.

Note : A more detailed explanation is available in the officer's report, available in the application case file.

Key Policies

DES1	Delivering High Quality Development
TH1	The strategy for Thame
DES2	Enhancing Local Character
DES3	Design and Access Statements
DES7	Efficient Use of Resources
DES8	Promoting Sustainable Design
DES10	Carbon Reduction
EMP11	Tourism
ENV6	Historic Environment
ENV7	Listed Buildings
ENV8	Conservation Areas
ENV9	Archaeology and Scheduled Monuments
TRANS5	Consideration of Development Proposals

Note : The full wording of the above policies are available on our website or in the local plan documents, at our offices.



Head of Planning
12th January 2023

STATUTORY INFORMATIVE

Appeals to the Secretary of State

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 for the Environment under sections 78 and 79 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within **six months** of the date of this notice, using a form which you can get from :

The Planning Inspectorate
Customer Support Unit
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN
Telephone : 0303 444 5000
www.planningportal.gov.uk
email: enquiries@pins.gsi.gov.uk.

The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

Purchase Notice

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council

(District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI, Chapter 1 of the Town and Country Planning Act 1990.

Compensation

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in sections 114 and related provisions of the Town and Country Planning Act 1990.

OTHER INFORMATION

The Planning Portal contains a wide range of helpful planning-related guidance and services. You may wish to view their website (www.planningportal.gov.uk).

BUILDING OVER GAS MAINS AND SERVICES

Please note before you plan to dig, or carry out building work within the SGN gas network, you must:

1. Check your proposals against the information held at <https://www.linesearchbeforeudig.co.uk/> to assess any risk associated with your development **and**
2. Contact the SGN Plant Protection team to let them know. Plant location enquiries must be made via email, but you can phone SGN with general plant protection queries. See SGN details below: Phone 0800 912 1722 or email plantlocation@sgn.co.uk

For further information please refer to:

<https://www.sgn.co.uk/damage-prevention>

<https://www.sgn.co.uk/help-and-advice/digging-safely>