

PLANNING

ELECTRONIC
VERSION

Planning Decision

P22/S3828/LB

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

LISTED BUILDING CONSENT

Application No : **P22/S3828/LB**

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 **listed building consent is GRANTED** for the execution of the works referred to above strictly in accordance with the description, plans and specifications contained in the application (as varied by amendments referred to above) subject to the following condition(s) :

1. The works hereby permitted shall be begun not later than three years from the date of this consent.

Reason: To comply with the provisions of section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

2. That the works hereby approved shall be carried out in accordance with the details shown on the following approved plans, THM 140 01, THM 130 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, THM 111 02 and THM 141 01, except as controlled or modified by conditions of this consent.

Reason: To secure the proper planning of the historic environment in



accordance with Development Plan policies.

3. Prior to the commencement of the works 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: To safeguard the special architectural or historic interest of the listed building in accordance with Policy ENV7 of the South Oxfordshire Local Plan 2035.

4. All work of making good to the retained historic fabric must be carried out in materials to match the existing finishes of those used in the original construction of the building. The works for the following shall be carried out in accordance with details / specifications that shall first be submitted to and approved in writing by the Local Planning Authority:
 - Glazing for new external doors, windows and rooflights
 - External railings (scale cross sections required)

Reason: To safeguard the special architectural or historic interest of the listed building in accordance with Policy ENV7 of the South Oxfordshire Local Plan 2035.

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

NB: This consent is specific to the details of the works 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 works 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.

This consent refers only to that required under the Planning (Listed Buildings and Conservation Areas) Act 1990 and does not include any consent or approval under any other enactment, byelaw, order or regulation.

Reason for Decision

Listed Building consent is granted because the proposal complies with the relevant Development Plan Policies and, subject to the attached conditions, would not be detrimental to the special architectural and historic interest of the listed building.

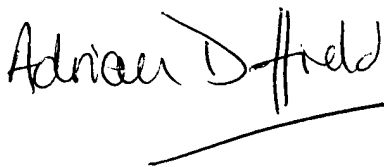
In accordance with paragraph 38 of the National Planning Policy Framework the Council takes a positive and proactive approach to development proposals. The Planning Service works with applicants/agents in a positive and proactive manner by offering a pre-application advice service and by advising applicants/agents 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

ENV6 Historic Environment
ENV7 Listed Buildings

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

A handwritten signature in black ink, reading "Adrian D. Field". The signature is written in a cursive style with a long horizontal stroke underneath.

Head of Planning
12th January 2023

STATUTORY INFORMATIVE

1. If the applicant is aggrieved by the decision of the local planning authority to refuse listed building consent or conservation area consent for the proposed works, or to grant consent subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Sections 20 - 22 of the Planning (Listed Buildings and Conservation Areas) Act 1990 within **six months** of the receipt of this notice. Appeals must be made on a form which is obtainable 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 has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.

2. If listed building consent or conservation area consent 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 works which have been or would be permitted, he may serve on the council of the district, or London Borough in which the land is situated (or, where appropriate on the Common Council of the City of London) a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
3. 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 27 of the Planning (Listed Buildings and Conservation Areas) 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).