

**MASONIC HALL, 14 HIGH STREET**

Installation of solar panels to south east roof.

**1. Officer Recommendation:**

SUPPORTS and has a RESPONSE:

- Subject to no objection from the District’s Heritage Officer.

**2. Key Issues:**

- Impact on the Character and Appearance of the Conservation Area

14 High Street is located in Thame’s Conservation Area and whilst it is not listed, the immediate adjoining properties are. The proposed solar panels would not be particularly visible from the street scene and the materials proposed would minimise their visual impact.

There would be some harm to the character and appearance of the building however it is considered that this would be outweighed by the benefits of providing renewable energy to this community building. It is recommended that the proposals be subject to no objection from the District’s Heritage Officer.

**3. Planning History:**

[P10/E0822](#) – Extension to front of building facing the high street.  
*SODC granted planning permission*

**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**

- 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
- ESDQ28 Provide good quality private outdoor space

## **SODC Local Plan 2035 Policies**

CF1	Safeguarding community facilities
CF2	Provision of community facilities and services
DES1	Delivering high quality development
DES2	Enhancing local character
DES3	Design and access statements
DES5	Outdoor amenity space
DES6	Residential amenity
DES7	Efficient use of resources
DES8	Promoting sustainable design
DES9	Renewable and low carbon energy
ENV6	Historic environment
ENV7	Listed buildings
ENV8	Conservation areas
STRAT1	The overall strategy
TC5	Primary Shopping Areas
TH1	The strategy for Thame