

53 HIGH STREET

Repair existing fire damaged 2 1/2 storey house - including internal repair & new roof.

1. Officer Recommendation:

SUPPORTS and has a RESPONSE:

- Subject to no objection from the District Conservation Officer
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2. Key Issues:

- Impact on the Character and Appearance of the Conservation Area
- Impact on the Special Architectural and Historic Interest of the Listed Building

The property is a Grade II Listed Building in a prominent position within the Conservation Area. The property has regrettably been significantly damaged by a fire in the neighbouring property. The proposals seek to repair the damaged roof and interior on a like-for-like basis and to match existing. It is considered that the proposals are acceptable subject to no objection from the District Conservation Officer.

- Impact on Neighbouring Amenity

The proposals are like-for-like basis of the property pre-fire. No new windows or changes to the footprint are proposed. There would be no adverse consequences for neighbouring amenity.

3. Planning History:

[P14/S1080/LB](#) – Investigate the existence of an inglenook fireplace in the living room. If successful to restore and renovate that feature.

Withdrawn prior to determination

[P03/N0254](#) & [P03/N0255/LB](#) – Erection of single storey extension and alterations to dwelling. (As amended by Drawing No. 1120 1A accompanying Agent's letter received 12 May 2003).
SODC granted planning permission & listed building consent

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
- 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

- 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
- ENV6 Historic environment
- ENV7 Listed buildings
- ENV8 Conservation areas