

3 CORNMARKET

New external door insertion (alternative location to that approved under P23/S2290/FUL).

1. Officer Recommendation:

SUPPORTS and has a RESPONSE:

- Subject to the works being carried out in accordance with the recommendations of the Heritage Officer.
 - Subject to the building render being made good.
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2. Key Issues:

- Impact on the Character and Appearance of the Conservation Area

3 Cornmarket is within the Thame Conservation Area, with adjacent listed buildings, however it is not listed itself. The door details have already been agreed by the District Council and the Conservation Officer under [P23/S3281/DIS](#), who commented that:

“The new door will reflect a traditional 6 panel door, but be in coloured aluminium with the bottom 2 panels inset and solid. The use of modern materials would not normally be encouraged in this part of the conservation area, but as it is a new opening to a non-listed building and an attempt has been made to follow traditional style, this has overcome heritage concerns. On this basis, the proposal is considered acceptable.”

The relocation of the proposed door will involve some additional internal layout alterations, however the building is not listed. Overall, the proposed works are considered acceptable subject to the building render being made good and the works being carried out in accordance with the recommendations of the Heritage Officer.

3. Planning History:

[P23/S3281/DIS](#) – Discharge of condition 3 (Door Details) on planning application P23/S2290/FUL (New external door insertion).
SODC fully discharged on 1 December 2023

[P23/S2600/FUL](#) – New side window insertion and rooflight to first floor and replacement doors and windows to upper floor openings. As clarified by additional information received 17 October 2023.
TTC supports + comments
SODC granted planning permission on 6 November 2023

[P23/S2335/N5D](#) – Conversion of upper floors into two self contained residential flats.
SODC agreed Permitted Development on 21 August 2023

[P23/S2290/FUL](#) – New external door insertion.

TTC supported + comments
SODC – application under consideration

[P22/S4338/FUL](#) – External works: Remove all Fascia and external signage and make good. Remove all external marketing. Remove 1no. ATM to Cornmarket elevation and infill to match existing finishes. Remove 1no. ATM and signage cover panel to The Shambles elevation. Seal letterbox. Night safe to be removed and lid sealed. Temporary correx to windows (internal face).

TTC supported plus comment
SODC granted planning permission on 23 January 2023

[P19/S1373/A](#) – Installation of a 1370mm high non-illuminated acrylic sign to cover redundant ATM.

TTC objected
SODC granted consent to display an advertisement

[P14/S3083/A](#) – Erection of new internally illuminated signage. (As amended by drawings showing alterations to design of signage received with agent’s email of 2 December 2014).
TTC recommended refusal - Adverse impact on the Conservation Area and setting of Listed Buildings, Fascia sign too large / inappropriate, and internal illumination contrary to Conservation Area policy.
SODC granted consent to display an advertisement

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

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| 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 |

SODC Local Plan 2035 Policies

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|------|--|
| 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 |
| ENV5 | Green infrastructure in new developments |
| ENV6 | Historic environment |
| ENV7 | Listed buildings |

ENV8
TH1

Conservation areas
The strategy for Thame