

## 1 PRIEST END

Proposed reinstatement of structure following building fire.

### 1. Officer Recommendation:

SUPPORTS and has a RESPONSE:

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

### 2. Key Issues:

- Impact on Neighbouring Amenity

The proposals seek to reinstate the previous structure like-for-like, therefore no impact on neighbouring amenity would be introduced.

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

1 Priest End is a Grade II listed property, prominently located within the Thame Conservation Area. Planning permission was obtained in 2020, and subsequently built out, for a single storey extension. Regrettably, the property has been significantly damaged following a house fire in August 2023.

This planning application seeks to reinstate the structure to its pre-fire condition. Subject to no objection from the District's Heritage Officer, it is considered that the proposals would enhance the conservation area and listed building by reinstating this important asset within the conservation area.

### 3. Planning History:

[P20/S3517/HH](#) & [P20/S3520/LB](#) – Single storey thatch roof extension, together with replacement kitchen window

*TTC supports + comment*

*SODC granted planning permission & listed building consent*

[P98/N0295/LB](#) – Formation of log store.

*SODC granted listed building consent*

[P98/N0170](#) – Demolition and reconstruction of existing garage, erection of new garage and formation of log store.

*SODC granted permission*

[P94/N0436/LB](#) – Partial re-thatching of plain flush ridge.

*SODC granted 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.

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#### **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
- ESDQ26 Design new buildings to reflect the three-dimensional qualities of traditional buildings
- 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
- H20 Extensions to dwellings