

11 UPPER HIGH STREET

New dental surgery with proposed internal stud partitions, new flooring, lighting and relocation of HVAC. A non-illuminated fascia sign at high level, two non-illuminated signs over the windows and an externally-illuminated hanging sign.

1. Officer Recommendation:

Objects:

- The committee regret the use of non-traditional materials within the Conservation Area.
 - The hanging sign would be placed above a doorway serving a separate use.
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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

11 Upper High Street is a Grade II listed building in the Thame Conservation Area. Various internal and external changes are proposed. All works should be subject to no objection from the Heritage Officer and carried out in accordance with their conditions.

- Neighbouring Amenity

An AC unit is proposed on the rear elevation between the two existing AC units. The building had previously been occupied by retail. The proposed use and additional AC unit are unlikely to give rise to any adverse consequences in terms of loss of light, privacy, or outlook.

3. Planning History:

[P02/N0111/LB](#) – Removal of existing structural columns, installation of replacement steel cribs.
SODC granted Listed Building consent

[P02/N0079](#) and [P02/N0078/LB](#) – Installation of air conditioning units to rear elevation.
SODC granted planning permission and 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

- WS2 Retain and enhance primary and secondary retail frontages
- WS12 Retain existing employment land in employment use
- WS13 Support improvements to existing employment areas
- 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

SODC Local Plan 2035 Policies

- DES1 Delivering high quality development
- DES2 Enhancing local character
- DES3 Design and access statements
- DES7 Efficient use of resources
- DES8 Promoting sustainable design
- ENV6 Historic environment
- ENV7 Listed buildings
- ENV8 Conservation areas
- TC5 Primary Shopping Areas