

3 PUMP LANE

Change of use of upper parts and ground floor access of existing listed building to form two residential flats, with internal alterations and replacement of windows and entrance door (As amplified by additional information received 30 January 2024).

1. Officer Recommendation:

SUPPORT

2. Key Issues:

- Thame Town Council objected to this application at Planning & Environment Committee of 21 November 2023 (as below) on the grounds that loss of employment had been proposed without any evidence of a lack of market interest / viability. The Town Council noted that it would have no further objection, subject to the District Conservation Officer approving the proposed minor changes to the windows and door.

A report has been submitted that shows the site has been actively marketed since December 2022. While market interest has been reasonable, no offers for the unit have been made. The little feedback given indicated that the limited dedicated parking and constrained access was an issue. The author of the report noted that under current market conditions they would normally advise their client to sub-divide the unit to provide 2 or more smaller units that would be more attractive to the market. In this case they considered it would not have been viable to do so.

It is believed that the Report's findings have satisfied the tests for market viability and interest detailed within relevant Neighbourhood and Local Plan policies, and that the Town Council withdraws its objection.

21 November 2023 Report:

- Impact on Neighbouring Amenity

There would be little or no impact on the amenity of neighbouring uses.

- Impact on the Character and Appearance of the Conservation Area

While the property is accessed from 3 Pump Lane, the proposed development would take place above 17 Buttermarket.

One new external door (to Pump Lane) and new windows would be installed to Pump Lane and the Shambles. It is declared the materials used would be timber, but the finish is not specified. As long as a sympathetic finish was chosen the impact on the Thame Conservation Area should be minimal, and potentially positive.

- Impact on the Special Architectural and Historic Interest of the Listed Building

The visual impact would be limited to the introduction of a new door and some replacement sash windows. The impact is judged to be minimal, and potentially positive.

- Employment

The proposal would result in the loss of 135 sq.m. (gross internal) floorspace in office use. The change of use of this floorspace is not allowed under permitted development as 17 Buttermarket is a listed building.

3. Planning History:

None of relevance.

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
WS8	Encourage a diverse range of uses in the town centre by supporting new residential use on upper floors
GA6	New development to provide parking on site for occupants and visitors
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
ESDQ27	Design in the 'forgotten' elements from the start of the design process
ESDQ28	Provide good quality private outdoor space
ESDQ29	Design car parking so that it fits in with the character of the proposed development

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
ENV12	Pollution – impact of development on human health, the non-strategic natural environment and/or local amenity (potential sources of pollution)
EP3	Waste collection and recycling

H3	Housing in the towns of Henley-on-Thames, Thame, and Wallingford
H16	Backland and infill development and redevelopment
INF1	Infrastructure provision
TC5	Primary Shopping Areas
TH1	The strategy for Thame
TRANS2	Promoting sustainable transport and accessibility
TRANS4	Transport assessments, transport statements and travel plans
TRANS5	Consideration of development proposals