

95A HIGH STREET

Replacement windows to first and second floors and replacement roof window to second floor.

1. Officer Recommendation:

SUPPORTS and has a RESPONSE:

- Subject to no objection from the District Heritage Officer.

2. Key Issues:

- **Impact on Neighbouring Amenity**
It is considered there would be no impact on the neighbouring amenity.
- **Impact on the Character and Appearance of the Area**
The existing windows have been in good repair and state of décor until relatively recently. While the proposal would improve the physical appearance of the building the effect is considered minor against the wider area.
- **Design**
To both front and rear, the 1st and 2nd floor windows would be replaced with white, grained UPVC. While not a traditional material the proposed replacements are “heritage” in form, of a similar style to the existing and are considered acceptable.
- **Impact on the Character and Appearance of the Conservation Area**
The use of non-traditional materials is not usually considered acceptable within the Conservation Area. Number 95A is, however, neither a Listed Building nor adjacent to one. The use of modern materials is regrettable, but it is not believed that there is sufficient harm to warrant an objection on the grounds of impact on the Conservation Area.
- **Impact on the Special Architectural and Historic Interest of the Building of Local Note**
It is believed that the proposal would cause harm to the significance of this building. Policy ENV7 of the 2035 Local Plan seeks to protect non-designated heritage assets from such harm through assessing proposals against the scale of harm caused. For this reason, it is recommended that the Town Council support the proposal, subject to there being no objection from the District’s Heritage Officer.

3. Planning History:

SODC Ref	Description	TTC Decision	SODC Decision
P12/S0966/FUL	Change of use from B1 (office) to nail bar and tanning studio (sui-generis) first floor only.	Recommended approval	Granted

P24/S0686/N5C	Change of use of Class E floor space above ground floor shop premises to a self-contained flat.	Noted	<i>Application under consideration</i>
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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

- WS8 Encourage a diverse range of uses in the town centre by supporting new residential use on upper floors
- 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

SODC Local Plan 2035 Policies

- DES1 Delivering high quality development
- DES2 Enhancing local character
- DES3 Design and access statements
- DES6 Residential amenity
- DES7 Efficient use of resources
- DES8 Promoting sustainable design
- ENV6 Historic environment
- ENV7 Listed buildings
- ENV8 Conservation areas