

3 CORNMARKET

Alteration to the existing shopfront door and replacement of timber door panels with glazing. Two externally illuminated lettering signs to fascia band.

1. Officer Recommendation:

SUPPORTS and has a RESPONSE:

- Subject to no objection from the District’s Heritage Officer.
- The committee regret the use of non-traditional materials in the Conservation Area.

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. Various alterations already have planning permission in preparation for the conversion of the former bank to a bakery. This latest application seeks permission for the following:

- alterations to the existing door to provide increased glazing
- New aluminium fascia lettering and light bar above (on the SW elevation and above the entrance door)
- New electric awning with retractable arms
- New aluminium hanging projecting sign

As the building is not listed, and the use of non-traditional materials in the Conservation Area have been supported by TTC and SODC on nearby buildings, it is suggested that this application be supported subject no objection from the District’s Heritage Officer, with a comment that the committee regret the use of non-traditional materials in the Conservation Area.

3. Planning History:

SODC Ref	Description	TTC Decision	SODC Decision
P14/S3083/A Amendment No. 1	Erection of new internally illuminated signage. (as amended by drawings showing alterations to design of signage received with agents email of 2 December 2014)	Approved	Granted

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).	Supports + response	Granted 23/01/2023
P23/S2290/FUL	New external door insertion.	Supports + response	Granted 29/08/2023
P23/S2335/N5D	Conversion of upper floors into two self contained residential flats.	Noted	Agreed 21/08/2023
P23/S2600/FUL Amendment No. 1	New side window insertion and rooflight to first floor and replacement doors and windows to upper floor openings. (Additional & Amended Information received 17.10.23)	Supports + response	Granted 06/11/2023
P23/S4096/FUL	New external door insertion (alternative location to that approved under P23/S2290/FUL).	Supports + response	Granted 24/01/2024

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

- 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

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