

<b>APPLICATION NO.</b>	<a href="#">P08/E1079</a>
<b>APPLICATION TYPE</b>	FULL
<b>REGISTERED</b>	13.10.2008
<b>PARISH</b>	THAME
<b>WARD MEMBER(S)</b>	Mr David Dodds Mrs Ann Midwinter
<b>APPLICANT</b>	Granger Estates Ltd
<b>SITE</b>	Rear of 12/12A Cornmarket Thame
<b>PROPOSAL</b>	Repair, restoration and conversion of barn to form a 1 bedroom dwelling.
<b>AMENDMENTS</b>	As amended by Certificate of Ownership dated 9 October 2008 and plans reference 811/15C and 14A and Structural Appraisal accompanying Agent's letter dated 10 October 2008.
<b>GRID REFERENCE</b>	470669/205769
<b>OFFICER</b>	Mrs H.E.Moore
<b>APPLICATION NO.</b>	<a href="#">P08/E1080/LB</a>
<b>APPLICATION TYPE</b>	LISTED BLDG. CONSENT
<b>REGISTERED</b>	27.10.2008
<b>PARISH</b>	THAME
<b>WARD MEMBER(S)</b>	Mr David Dodds Mrs Ann Midwinter
<b>APPLICANT</b>	Granger Estates Ltd
<b>SITE</b>	Rear of 12/12A Cornmarket Thame
<b>PROPOSAL</b>	Repair, restoration and conversion of barn to form a 1 bedroom dwelling
<b>AMENDMENTS</b>	As amended by certificate of ownership dated 14-10-08, plan references 14A, 15c and structural appraisal accompanying Agent's letter dated 24-10-08.
<b>GRID REFERENCE</b>	470669/205769
<b>OFFICER</b>	Mrs H.E.Moore

**1.0 INTRODUCTION**

- 1.1 These applications are referred to Committee as the Officer's recommendations conflict with the views of Thame Town Council.
- 1.2 The site lies within the Conservation Area and is a good example of a surviving burgage plot in the centre of Thame. The site frontage is occupied by a Grade II listed building and is currently in use as retail premises with residential accommodation above. A range of vacant buildings are attached to the frontage building. The barn, the subject of this application, is a curtilage listed building, set back some 60 m from the frontage building. The barn is a small brick and weatherboarded building with a timber frame/clay tiled roof, and with a small workshop extension attached to the south elevation. The building is currently unused.

## 2.0 THE PROPOSAL

- 2.1 The proposal is to repair and restore the barn and to convert it to form a one bedroom dwelling. An amended structural report and plans have been submitted which clarifies the works required to effect the conversion and amends the bin store area.
- 2.2 Plans **attached** at Appendix 1 show the location of the site and details of the proposals.

## 3.0 CONSULTATIONS & REPRESENTATIONS

- 3.1 Thame Town Council - Objection raised. Comments:-  
Backland development, inadequate access and egress.
- OCC Highways - No objection.
- Thame Conservation Group - The proposal appears to be reasonable. However, concern is expressed that there is inadequate access to the site, no provision for parking and this could lead to additional inappropriate development of the site.
- Conservation Officer (SODC) - No objection to amended details subject to imposition of appropriate conditions.
- Environmental Health Officer - Contamination investigation and remediation conditions should be imposed on any permission.
- Waste Management - No objection.

Further comments on amended plans will be reported verbally to the Committee.

## 4.0 RELEVANT PLANNING HISTORY

- 4.1 P08/E1037 and P08/E1038/LB – Part demolition of existing rear projecting extension and new extension to form 5 x 2 bed mews cottages, construction of waste and recycling facilities. Not yet determined.

P08/E0755 and P08/E0754/LB – Restoration of existing flat and formation of second two bedroom dwelling, replacement shopfront, replacement of wooden entrance gates with wrought iron gates. Planning permission and listed building consent granted.

P08/E0420 and P08/E0421/LB – Demolition of a range of two storey and single storey buildings to rear and shopfront. Construction of 11 x 2 bedroom and 1 x 3 bedroom mews cottages. Installation of new shopfront. Refusal of planning permission and listed building consent.

## 5.0 POLICY & GUIDANCE

- 5.1 Adopted South Oxfordshire Local Plan (SOLP) 2011 Policies:-

G2 – Protection and enhancement of the environment  
G5 – Making the best use of land  
G6 – Promoting good design  
C8 – Species protection  
C9 – Landscape features

CON1 – Listed buildings  
CON2-3 – Alteration and extensions to listed buildings  
CON5 – The setting of listed buildings  
CON6-7 – Proposals affecting a conservation area  
CON10 – Burgage plots  
EP8 – Contaminated land  
D1 – Good design and local distinctiveness  
D2 – Vehicle and bicycle parking  
D3 – Plot coverage and garden areas  
D4 – Privacy and daylight  
D9 – Renewable energy  
D11 – Infrastructure and service requirements  
D10 – Waste management  
H4 – New housing in towns and larger villages  
H7 – Range of dwelling types and sizes  
T1-2 – Transport requirements for new developments  
T3 – Transport assessments and travel plans

South Oxfordshire Design Guide 2008  
PPG 15 – Planning and the historic environment  
PPG 13 – Highways consideration in Development Control  
PPS3 – Housing

## 6.0 **PLANNING CONSIDERATIONS**

6.1 The main issues to be considered in the determination of this application are:-

- i. Whether the principle of the conversion of the building to residential is acceptable.
- ii. Whether the proposal would respect the character of the building, the conservation area, and the integrity of the burgage plot.
- iii. Whether the proposals for access and parking are satisfactory.
- iv. Whether the development would represent unneighbourly back land development.
- v. Whether the development would be sustainable.

### **i) The principle.**

6.2 The site lies within the main confines of Thame where the principle of residential development is acceptable. The building exists and a structural report has been submitted which confirms that the main part of the structure is capable of conversion to an alternative use. There is a shortage of small dwellings within the District. Conversion of this building would provide a one bedroomed unit within the central area of Thame, close to amenities and public transport links.

### **ii) The character of the building, the conservation area and the burgage plot**

6.3 With regard to the character of the building, the structural report confirms that the main part of the structure, although in need of some significant works, is capable of retention and conversion. For example, the roof would have to be stripped, the roof timbers re-aligned, and re-tiled. There are significant cracks in the walls which will have to be stabilized, and boarding on the walls will have to be replaced. The smaller southern end of the building would have to be demolished and replaced. The building is one of character, and its retention and re-use on the site would be desirable. The plans show that the repair and conversion of the building would retain its character, that the historic character of the conservation area would be preserved, and the open character of the burgage plot would be retained.

**iii) Parking and access**

6.4 With regard to vehicular access, OCC as highway authority have advised that they will not support redevelopment of the site unless the existing narrow entrance is made impassable for vehicles. Consequently, no vehicle parking or access requirements are included as part of the proposal. A transport study has been submitted in connection with the overall proposed development of the site. The transport study reached various conclusions which are summarised as:

- Given that the site would have no vehicular access, the development is in effect car free on the basis it has no allocated parking with it.
- Adjacent car parks in the centre of Thame on weekdays have extensive spare capacity between 6pm and 8am. Should residents of new development on the site opt to own a car, there is sufficient capacity to park during those times.
- Parking restrictions on street and in car parks are largely prohibitive to owning a car in that except for Sundays and between the hours of 6pm and 8am the maximum parking time is between 1 and 3 hours. This is prohibitive to car ownership.
- The site is sustainable with a full range of facilities within easy walking distance. Public transport is also available for shorter and longer distances.

OCC as highway authority accept the conclusions of the transport study, and consider that the site is well suited to a car free development given the range of facilities available in close proximity. Accordingly, the highway authority raises no objection to the proposals.

Whilst the Town Council have raised concern about non provision of access and parking facilities, the proposals in their current form would be in accordance with Government advice on sustainable development.

**iv) Neighbourly issues**

6.5 The building proposed for conversion lies adjacent to a residential annexe serving The Spread Eagle Hotel to the west and the car park serving the Black Horse Hotel to the east. There are high walls separating this building from the adjacent uses. Occupiers of the converted building would have to pass in front of adjacent buildings within the burgage plot, similar to walking in front of buildings which front onto a pavement. Accordingly, whilst the Town Council have expressed concern that the proposals would result in unneighbourly back land development, officers consider that the proposed residential use of the building would not result in unneighbourly development.

**vi) Sustainability**

6.6 The agent has listed a range of sustainable features which could be included in the development to reach code level 3. It is considered that the majority of the sustainability measures suggested could be secured by condition.

**7.0 CONCLUSION**

7.1 The proposals comply with the relevant development plan policies and national planning policy. Subject to imposition of appropriate conditions it is considered that the proposed development would respect the character of the building, the historic character of the Conservation area, and would not significantly detract from adjoining properties.

**8.0 RECOMMENDATION**

**8.1 That planning permission and listed building consent be granted subject to the imposition of the following conditions –**

**Planning application P08/E1079**

- 1. Commencement 3 years**
- 2. New works and works of making good to match existing**
- 3. Joinery details and insulation details to be submitted**
- 4. Additional tiles to match existing**
- 5. Rainwater goods to be cast iron, painted black**
- 6. Demolition works to be carried out by hand**
- 7. Existing access to be closed prior to first occupation of unit**
- 8. No additional windows, other openings, extensions or roof extensions without planning permission**
- 9. Bin store details to be agreed**
- 10. Sustainability measures to be implemented**
- 11. Contamination investigation**
- 12. Contamination (remediation and validation)**

**Listed building application P08/E1080/LB**

- 1. Commencement 3 years**
- 2. New works and works of making good to match existing**
- 3. Joinery details and insulation details to be submitted**
- 4. Additional tiles to match existing**
- 5. Rainwater goods to be cast iron, painted black**
- 6. Demolition works to be carried out by hand**
- 7. Protection and retention of burgage wall (western elevation) during construction works**

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