

APPLICATION NO.	P14/S2917/FUL and P14/S2920/LB
APPLICATION TYPE	FULL APPLICATION and LISTED BUILDING
REGISTERED	29.9.2014
PARISH	THAME
WARD MEMBERS	David Dodds Ann Midwinter
APPLICANT	Mrs Astrid Kelly
SITE	Town Farmhouse 6/8 Oxford Road Thame, OX9 2AH
PROPOSAL	P14/S2917/FUL : The erection of a conservatory and a wraparound rear porch. Removal of uneven level in driveway and replacement with block paving. Conversion of storeroom into living accommodation and incorporation to existing dwelling to create a self-contained annex. Change of use of two bedrooms for use as B&B. P14/S2920/LB : Restoration and repair the farmhouse. The erection of a conservatory, a wraparound rear porch, the removal of uneven level in driveway and block pave, to incorporate storeroom into living accommodation and restore, to create two bedrooms with en-suite for use as B&B.
AMENDMENTS OFFICER	Yes – Internal changes only Victoria Butterworth

1.0 INTRODUCTION

- 1.1 This application is referred to the Planning Committee because the officer's recommendation conflicts with the view of Thame Town Council.
- 1.2 The application site (which is shown on the OS extract **attached** at Appendix A) is located in the built up limits of Thame and fronts onto the Oxford Road. Town Farmhouse, and its attached store, is a Grade II-listed building. The dwelling is a 15th or 16th century timber framed building on a stone plinth, with later brick alterations. It has changed considerably since it was built.
- 1.3 There is space to park vehicles on the driveway, and in a detached double garage to the rear of the site, which is accessed from Oxford Road via a short section of private road.
- 1.4 The site falls within the setting of two listed barns to the north and north west, which once formed part of the farm to which Town Farmhouse belonged. The site also falls within the Thame Conservation Area but does not fall within any other areas of special designation.

2.0 PROPOSAL

- 2.1 The applications seek full planning permission and listed building consent for the erection of a wraparound rear porch on the north elevation and the erection of a conservatory on the west elevation of the existing dwelling.
- 2.2 It is proposed to convert the attached store into living accommodation to be used as an

annex in connection with the dwelling. This would include the glazing of existing openings, the insertion of two roof lights on the north elevation, insulation of the roof, and the insertion of an internal doorway linking to the dwelling. It is also proposed to convert the use of two of the bedrooms within the existing dwelling for use as bed and breakfast accommodation.

2.3 Alterations are proposed to the internal layout of the dwelling including replacing and reorienting the stairs, and providing en suite bathroom facilities. It is also proposed to replace and repair the windows.

2.4 A copy of the plans accompanying the applications is **attached** as Appendix B. Other documentation associated with the application, including a Heritage Statement and Design and Access Statement, can be viewed on the council's website, www.southoxon.gov.uk.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 Thame Town Council – Objection:

- Impact of the proposed wrap around extension and conservatory on the special architectural interest and historic fabric of the listed building.

3.2 Thame Conservation Area Advisory Committee – No observations

3.3 Conservation Officer – No objection subject to conditions

3.4 Health and Housing (Food Safety) – No objection. Recommend hand wash basin is provided within the kitchen and an informative attached to the consent regarding the need to register food premises.

3.5 No comments have been received from occupiers of neighbouring properties.

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P14/S1655/LB](#) - Approved (28/07/2014)

Removal of concrete render and repair to the timber frame, if necessary to be replaced with seasoned oak. Repair infill brickwork and internal lime plaster and external lime render if required.

5.0 **POLICY & GUIDANCE**

5.1 **National Planning Policy Framework (NPPF)**

National Planning Policy Framework Planning Practice Guidance

5.2 **South Oxfordshire Core Strategy (SOCS) 2027**

CS1 Presumption in favour of sustainable development

CSS1 The Overall Strategy

CSQ3 Design

CSEN3 Historic environment

5.3 **South Oxfordshire Local Plan (SOLP) 2011 saved policies**

G2 Protect district from adverse development

D1 Principles of good design

D2 Safe and secure parking for vehicles and cycles

H13 Extension to dwelling

H4 Housing sites in towns and larger villages outside Green Belt

T1 Transport requirements for new developments

T2 Transport requirements for new developments

TSM3 Conversion of existing buildings to tourist facilities, pubs and restaurants

- CON2 Extensions to listed buildings
- CON3 Alterations to listed buildings
- CON4 Change of use of listed buildings
- CON5 Setting of listed buildings
- CON7 Proposals in a conservation area

5.4 South Oxfordshire Design Guide (SODG) 2008

Sections 5 and 6

5.5 Thame Neighbourhood Plan (March 2013)

- ESCQ15 Developers must demonstrate in a Design and Access Statement how their proposed development reinforces Thame's character
- ESDQ16 Development must relate to its site and its surroundings
- ESDQ17 Development must make a positive contribution towards the distinctive character of the town as a whole
- ESDQ20 Building style must be appropriate to the historic context
- ESDQ28 Provide good quality private outdoor space
- ESDQ29 Design car parking so that it fits with the character of the proposed development

6.0 PLANNING CONSIDERATIONS

6.1 The main issues to be considered are the impact on:

1. the special historical and architectural qualities of the listed building, its setting and the setting of surrounding listed buildings
2. the character and appearance of the surrounding conservation area
3. neighbouring properties
4. the highway

Impact on listed buildings

6.2 The listing description of Town Farmhouse is as follows:

Farmhouse. Early C17. Lined render, probably on timber framing; old plain-tile roof, hipped to left, half-hipped to right; brick ridge stack to centre, with C19 raising. Probably 4-unit lobby-entry plan. 2-storey, 4-window range. C19 painted-brick gabled porch to centre with 4-panel door. 16-pane unhorned sash to right of centre, 16-pane unhorned sash to left of centre. 6-pane window to right. 3-light wood casements to first floor left and right. 16-pane horned sash to first floor left of centre. 16-pane unhorned sash to right of centre. Single-pane window to centre. Rear: timber-framed cross-wing to right. Interior not inspected. Single-storey extension, possibly former animal house, to right.

6.3 The council's conservation officer has considered the proposal and has no objection to the proposed development, and welcomes the works to repair and restore Town Farmhouse.

6.4 Policy CON2 seeks to ensure that any extension to a listed building must be appropriate to its character and must be sympathetic to the original structure in design, scale and materials and must not dominate or overwhelm it.

6.5 The proposed conservatory and rear wrap around extension would cover some of the existing exposed timber framing. However, the design of these additions and the use of glass would mean that only a small part of the timber frame and original features of the dwelling would be obscured and much of the building would still be visible. The

extension to the rear would replace two existing, modern lean to extensions. Officers are of the opinion that the proposed additions have been sensitively designed to limit their height and bulk, and that they would not overwhelm or harm the special historical and architectural qualities of the listed building or its setting.

- 6.6 Policy CON3 of the SOLP seeks to ensure that any alteration to a listed building respects its established character and does not diminish the special historic or architectural qualities which make it worthy of inclusion on the statutory list. Policy CON4 of the SOLP states that a change of use of a listed building will be permitted only if its character and features of special architectural or historic interest would be protected. Policy CSEN3 of the SOCS seeks to ensure that heritage assets are conserved for their historic significance.
- 6.7 The proposed alterations to the building to create the annex and bed and breakfast rooms would not result in the loss of significant historic fabric. The alterations to the levels and surfacing of the driveway are considered to improve the setting of the listed building and would help air to circulate around the building. It is also considered that the alterations to the driveway would not harm the setting of the listed barns which lie to the north of the dwelling. The proposed alterations would not harm the appearance, character or setting of the building.
- 6.8 Other proposed repairs, restoration and replacement of the windows are also welcomed. Officers consider that the proposed alterations would respect the established character of the building.

Impact on character

- 6.9 Policy CON7 states that planning permission will not be granted for development which would harm the character and appearance of a conservation area.
- 6.10 The applicant has worked with officers through the pre-application process to formulate designs for the rear and side extensions that officers consider to be acceptable in terms of their impact on the listed building and the surrounding area. The proposed extensions would be subservient to the dwelling and constructed of materials that would be in keeping with the character of the surrounding area. The conservatory is proposed on the side elevation of the dwelling and may be visible from points along the Oxford Road. Its walls would be constructed of glass and oak and its roof would be finished in plain clay tiles to match the roof of the existing dwelling.
- 6.11 Officers are of the opinion that the proposed extensions would be of a design and scale that is sympathetic to the established character of the area and that they would not harm the character of the listed building or conservation area.

Impact on neighbours

- 6.12 The proposed extensions and alterations would not affect the outlook or privacy of neighbouring properties.

Highways issues

- 6.13 Appropriate parking provision is proposed to serve the existing dwelling and proposed annex and bed and breakfast accommodation.

7.0 CONCLUSION

7.1 P14/S2917/FUL

The proposal is in accordance with the relevant development plan policies and national planning policy because, subject to conditions, the development would respect the significance of the heritage asset and conserve the surrounding Conservation Area. The development would also not cause any significant harm to the amenities of neighbouring occupiers and would not be prejudicial to highway safety and convenience.

7.2 P14/S2920/LB

The application proposal is in accordance with the relevant development plan policies and national planning policy because, subject to conditions, the works would respect the architectural and historic interest of the listed building.

8.0 RECOMMENDATIONS

8.1 To grant Planning Permission and Listed Building Consent subject to the following conditions

P14/S2917/FUL:

- 1 : Commencement three years - full planning permission.**
 - 2 : Development in accordance with the approved plans.**
 - 3 : Materials as on plan.**
 - 4 : Parking and manoeuvring areas retained.**
 - 5 : Ancillary occupation and use only.**
- Informative: Food premises registration**

P14/S2920/LB:

- 1 : Commencement three years - listed building consent.**
- 2 : Works in accordance with the approved plans.**
- 3 : External ducts and flues to be agreed.**
- 4 : Materials (sample materials walls of extension and conservatory) to be agreed.**
- 5 : Roof materials to match existing.**
- 6 : Joinery Details (doors and windows of the extension and conservatory) to be agreed.**
- 7 : The following details to be agreed:**
 - a) a cross-section showing the relationship between new stud walling and timber framing for the bathroom connected to centre left bedroom;**
 - b) insulation specification; and**
 - c) lime specification for the works to the store.**

Author: Victoria Butterworth
Contact no: 01491 823740
Email: planning@southandvale.gov.uk

This page is intentionally left blank