

South Oxfordshire District Council – Planning Committee – 22 July 2015

ADDENDUM REPORT

APPLICATION NO.	P14/S2395/LB
APPLICATION TYPE	Listed Building
REGISTERED	30 July 2014
PARISH	Thame
WARD MEMBERS	Nigel Champken-Woods David Dodds Jeannette Matelot
APPLICANT	Rectory Homes
SITE	The Elms, Thame
PROPOSAL	Works and alterations as follows: (i) Partial demolition of the boundary wall along Elms Road and creation of vehicle entrance with erection of new plinth walls and painted metal railings with two brick piers; (ii) the removal of wooden gates at site entrance on Upper High Street and repairs to two existing piers; (iii) the erection of two new stone piers and timber boarded electric gates at the private entrance to The Elms; (iv) new timber boarded gates at the entrance to the annex to The Elms (32a) with repairs to two existing stone entrance piers; (v) erection of a new 2m high stone boundary wall to the annex to The Elms (32a); (vi) the erection of two new bollards; (vii) the partial demolition of an existing brick wall and creation of a new footpath and cycleway; and (viii) repairs and refurbishment of existing stone ha-ha and provision of new metal fencing.
AMENDMENTS	Amended January 2015
GRID REFERENCE	470832/205574
OFFICER	Emily Hamerton

1.0 Introduction

- 1.1 This addendum should be read in conjunction with the original report dated 22 April 2015 which is **attached** at **Appendix 1**. This application is connected with planning application ref P14/S2176/FUL, so when the Head of Planning withdrew this application from the Planning Committee agenda on 22 April, this application was also withdrawn as it would not have been reasonable or appropriate for the Committee to determine this application as it is connected to the residential development proposal. **Attached** at **Appendix 2** are a copy of the plans.

- 1.2 Since the original report was written three consultation comments have been received. These are summarised in the table below. A full copy of the responses can be found on the council's website at www.southoxon.gov.uk

Consultee	Summary
Thame Town Council	<ul style="list-style-type: none">• Approved
Neighbours	<ul style="list-style-type: none">• 3 letters of objection• Original comments still apply

- 1.3 This application was amended in January 2015 to re-position the access to the site. Since then no further amendments have been made to this application.

2.0 Conclusion

If the planning application for the housing development (reference P14/S2176/FUL) is approved then this application for alterations to the listed structure is considered to be justified. It would cause less than substantial harm to the setting of the Grade II listed buildings and their special historical and architectural significance. It is recommended that listed building consent is granted subject to the conditions set out below.

3.0 Recommendation

To grant listed building consent subject to the following conditions:

- 1. Commencement three years.**
- 2. Approved plans.**
- 3. Materials and works to Elms Park entrance piers to match existing.**
- 4. All repairs to use lime mortar.**
- 5. New stone to match existing at northern public access point.**

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