

The Henley Society (Planning)  
c/o 91 St Mark's Road  
Henley-on-Thames  
Oxfordshire  
RG9 1LP

21 Aug 2012

The Planning Manager, S.O.D.C.  
Benson Lane,  
Crowmarsh Gifford,  
Wallingford, OX10 8NJ

Dear Sir/Madam

## **HENLEY SOCIETY COMMENTS ON PLANNING APPLICATIONS**

**The Society's comments on planning applications considered recently are as follows.**

- 1. P11/S0194 (amended) – Red Lion Hotel, Hart Street. Proposed loft conversion with addition of dormer windows and roof lights.** We maintain our previous objection to the changes proposed for this listed building. Dormer windows are inappropriate for this late 18<sup>th</sup> century roof; and comparison with the old Rectory building is not valid as the latter is of an earlier date and a different style. We are also concerned about the impact of the proposed conversion on the internal structure of the roof and the positioning of the rooms and corridor in relation to the trusses. Insufficient information is provided on these aspects.
- 2. P12/S0644/FUL (amended) – Red Lion Lawn, Thameside. Installation of a steel sheet piling river wall, with timber cladding, to replace existing failing masonry wall.** Further to our previous comments (which still apply), our recommendation would be to adopt a long-term view and to carry out the necessary repair in brick or stone, in a style consistent with neighbouring sections of the river bank. We accept that this approach may well entail the removal of a substantial tree, thought to be a plane. The horizontal timber cladding currently proposed for the metal sheeting would clearly be just cosmetic and would appear out of character.
- 3. P12/S1464/FUL – 38 Market Place. Part change of use of former Police Station to public house.** No objection in principle but a planning condition should be imposed to restrict opening hours.
- 4. P12/S1501/A and S1655/LB – Chez Gerard, 40 Hart Street. Replace existing signage with two fascia signs, one projection sign, one internally illuminated menu box and one frosted decal.** As a listed building, its signage should conform to the Traditional Shopfront Design Guide and the fascia signs should therefore be in hand-painted lettering. The projection sign is correctly indicated as being of the 'hanging' type.

- 5. P12/S1581/FUL – 95A St Marks Road. Demolition of kitchen at 95A. Erection of new dwelling identical to that improved in P09/E1267.** This application follows the refusal of application P11/SO128. Although the present application is for a somewhat smaller building than applied for previously, the reasons given by SODC for that refusal still apply. A major contributory factor that would result in an overbearing and unneighbourly impact is the proposal to site the building well behind the building line that applies, with only minor variation (except for the building comprising 95 and 95A), throughout the whole of St Marks Road. If permission is to be given for a new building in this section of garden, it should be sited on the building line, replacing a single-storey pitched-roof building that already exists, and should be of a size that fits appropriately into this position.

**We have no objection to, or comments on, the following applications:**

**P12/S1357/HH – 7 Gillotts Close. Single storey side extension; rear conservatory.** Subject to the views of neighbours

**P12/S1375/LDP - 39 Deanfield Road. Single storey rear extension.**

**P12/S1484/LB – 2 Fairmile. Demolition of log store and reconstruction of dog room.**

**P12/S1508/FUL and 1509/LB – Anne Haines Interiors, 27 Duke Street. Alterations to rear to provide access.....**

**P12/S1542/HH – 226 Greys Road. Single storey side extension plus swimming pool.**

**P12/S1556/HH – 13 Nicholas Road. Erection of front conservatory and addition of roof to porch.**

**P12/S1560/HH – 11 Deanfield Road. Replacement single storey rear extension.**

**P12/S1563/HH – 29 Elizabeth Road. Single storey rear extension etc.**

**P12/S1590/HH – 11 Lambridge Wood Road. Demolition of detached garage and erection of detached double garage and studio over.**

**P12/S1650/HH – 4 Lambridge Wood Road. Extensions, replacement roof, windows etc.**

**P12/S1685/HH – 222 Greys Road. Conservatory to rear.**

Yours faithfully

D C Whitehead (Secretary, Planning Committee)