

### CONCLUSION

We believe that the proposal as submitted is a minor material amendment to the previously approved scheme.

The images opposite are the same building, in the same style with minor amendments to suit the new applicant's want to have slightly more modernised items within a 'traditionally designed envelope' and take into account previously approved minor material amendments to provide a complete coherence to the design.

Great care has been taken to ensure that what is being constructed is not a cheap pastiche house and that it is a well constructed and aesthetically pleasing property and none of these changes detract from that. This is visible on site at a site visit.

The changes are not out of keeping with the host building, which already has a minor material amendment approved to modernise the rear elevation including the roof and eaves details and the windows and doors to the property.

Based on the case set out within this document it is our professional opinion that the application should be granted permission subject to the relevant legal agreements.

We would encourage the local authority to act in a positive and pro-active manner in dealing with the application and would be keen for early communication and a meeting with the conservation officer, in order that we achieve positive outcome for this application and the new building at this location can finally be completed.

END



As approved front elevation - 2014/2811/P



As proposed front elevation in current application