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The proposed works are varied and include provision of render, a roof light and solar panels.

The property is of interest as it contains a section apparently dating back to the 1800's. This is supported by the fact that it first appears on the historical mapping dated to (approximately) 1897. As a consequence, it can be identified as a heritage asset for the purposes of planning (see the NPPF). Its age also means that it has the potential to be one of the oldest properties within the conservation area.

However, I note that there has also been an extensive programme of development of the property over a number of different time periods. As a consequence, it appears to have a mixed character which can be improved upon. It is noted that this is the aim of the programme of works.

The installation of the solar panels would result in a significant area of the roof on one elevation being covered with renewables. However, it is considered that very little of it will be visible from the public domain, and as a consequence will have a neutral impact upon the character and appearance of the conservation area.

The majority of the works proposed appear to be acceptable; it is considered that the use of render on certain elevations will help to harmonise the use of materials found within the building, and can be supported. Other works, such as the roof lights will have a neutral impact upon the building, when read as a whole.

However, there are some concerns regarding the chimney. The loss of the chimney is unfortunate, as it appears to be on the oldest part of the building, and would result in the loss of historic fabric. No information has been provided to state why the chimney should be removed; is it related to concerns of a structural nature?

However, the application is, on balance acceptable.