

3. Group value – it is isolated and the HE report also notes the lack of proximity to the main house or other estate buildings.
4. Archaeological interest – it's been altered extensively and there is not much of building archaeology interest apart from the local detailing and materials as noted in the report.
5. Historical association – the HE report makes it clear that there is no particular historic association with a local figure of note.
6. Landmark status – it clearly does not meet this criterion.
7. Social and communal value – this is more of an intangible value and there is no particular evidence of the house having a role in local distinctiveness or social events.

In conclusion, the building does not warrant consideration as a non-designated heritage asset.

In light of this, and the decision by DCMS, there are no reasonable grounds upon which to resist the proposed development on basis that the existing building is to be demolished.

AMENDED RECOMMENDATION

Additional Conditions 11 and 12:

11. The annexe hereby approved shall be used only for purposes incidental to the enjoyment of the related dwellinghouse and no trade or business shall be carried out therefrom.

Reason: To safeguard the residential amenity of the nearby dwellings and preserve the character of the locality.

12. The window on the first floor west elevation of the annex shall be fitted with obscured glass and, apart from any top-hung light shall be non-opening. This work shall be effected before the room is occupied and shall be retained thereafter.

Reason: To minimise the effect of overlooking onto adjoining property.

Additional Informative 1:

1. The applicant is advised that the annexe building hereby approved cannot be occupied as a separate unit of residential accommodation and this would amount to

a material change of use requiring planning permission in its own right.
