frieze at first floor level in the northern range, the fine stone fireplace at first floor level in the southern range and the brick-backed fireplace below. There are a number of doors which are of 18th or early 19th century date.

5.3 The main stairs to the first floor are modern and were probably inserted in the mid-20th century. Similarly, the panelling within the study is modern. At first floor level in the northern wing the partitions forming the en-suite and bathroom are modern and it is evident that the arrangement of spaces within this part of the building has been altered. These features are of minimal significance and contribute little to the special interest of the listed building.

5.4 The 18th century addition to the rear part of the southern range retains little internally of interest. There may be surviving elements of an historic fireplace behind the modern brick surround. At first floor level the partitions forming the bedrooms and bathroom are relatively modern and are of limited significance. The stairs from first to attic floor are 20th century and are not of a quality that means they contribute to the significance of the heritage asset.

5.5 The outbuilding that now houses the kitchen is a 19th century building that has been subject to some change including alterations to the plan form.

6.0 **PROPOSALS AND ASSESSMENT OF IMPACT**

6.1 Proposals at ground floor level it is proposed to:

• Construct a new stone and rendered flat roofed entrance porch in lieu of the previously approved timber entrance porch under planning approval 15/00487/LBC

* Painting the existing external render to the areas annotated on drawing 000865/03

• Installing a new Bath Stone fire surround in the previously approved altered fireplace in the sitting room

• Installing a new Dancover Classic polycarbonate greenhouse in the vegetable garden area

6.2 Assessment of Impact

Addition of new porch which is to be constructed onto the external of the existing North West elevation will have minimal impact on the existing fabric of the building with only connection fixing joints to be attached to the existing building.

External painting of the existing rendered surfaces. This can only protect the existing rendered surfaces from spalling and further deterioration. The paint to be used is ??????????????????????????????????

Installing a stone fire surround. After removal of the old modern brick surround under approved application 15/00487/LBC it was found the existing stone surround had been destroyed by the installation of a brick surround by the previous owners. With all removed and the fireplace stabilised it is now appropriate to install a new bath stone surround and hearth to enhance the existing fireplace. There will be little or no impact on the existing fabric of the property with the exception of fixings.

Installing a new aluminium and polycarbonate greenhouse within the hedged vegetable garden area will have little or no impact on the dwelling or be visible from the road as it will be below the hedge line.