



TOWN AND
COUNTRY
PLANNING
DEVELOPMENT
CONSULTANTS



January 2024

Our Ref: TS.LPC.5630

Cornwall Council
Planning Department
New County Hall
Treyew Rd
Truro
TR1 3AY

Dear Sir/Madam

Application for Planning & Listed Building Consent for Change of use of Landry Cottage from surgery (Class E-e) to residential dwelling (Class C3) Landry Cottage Old Hill Lewannick Launceston Cornwall PL15 7QD

DESIGN AND ACCESS STATEMENT & HERITAGE STATEMENT

This duly completed application has been prepared on behalf of our client, Bosvena Health, for Planning & Listed Building Consent (LBC) for change of use of Landry Cottage from surgery (Class E-e) to residential dwelling (Class C3) ('the proposal') at Landry Cottage Old Hill Lewannick Launceston Cornwall PL15 7QD ('the site').

As part of this submission, alongside this DAS & Heritage Statement a copy of the following documents are enclosed:

- Application Forms and certificates prepared by LPC (Trull) Ltd;
- Site Location Plan, prepared by Osmond Tricks;
- Existing and proposed plans, prepared by Osmond Trick;
- CIL Additional Information Form;
- GI Pro Former for Minor Development; and
- Ecology Checklist for Minor Development.

Site, Proposals and Heritage Significance

Landry Cottage / Carnewater Practice – Lewannick has now been vacant since March 2023, as the surgery is no longer in use. It was relocated to the nearby Polyphant House Surgery which serves the surrounding area including Lewannick.

Policy 4 of the Cornwall Local Plan states that the loss of community facilities will only be acceptable where the proposal shows a) no need for the facility or service, b) it is not viable; or c) adequate facilities or services exist or the service can be re-provided in locations that are similarly accessible by walking, cycling or public transport.

LPC (Trull) Ltd
Trull Tetbury
Gloucestershire
GL8 8SQ
Tel:01285 841433
Fax:01285 841489
www.lpctrull.com

As demonstrated above, Lewannick Surgery closed in March 2023 due to it not being viable and the services were moved to the larger Polyphant House Surgery nearby which continues to serve the Lewannick community. The proposals therefore meet requirements a, b, and c of Policy 4.

Landry Cottage is Grade II Listed (ref: 1277518) two storey cottage located within the village of Lewannick, about 6 miles from Launceston. It is not located within a designated area.

Landry Cottage was a residential cottage which has since been converted to a doctor's surgery (now vacant). Probably C17 origins, the cottage comprises rendered and painted stone rubble with cob above first floor.

Steeply pitched slate roof with gable ends. In plan form the cottage comprises single depth two room and cross or through passage.

The cottage is a semi-detached, end of terrace property neighboured by residential dwellings and includes a small rear private courtyard garden.

The Archer Arms Public House is located to the south of the property with the pub's car park positioned in-between.

The significance of the building is described below from the Historic England database entry:

LEWANNICK SX 28 SE 2/53 Doctor's surgery to west of Pen- Inney Cottage GV II House, now doctor's surgery. Probably C17 origins. Rendered and painted stone rubble with cob above first floor. Steeply pitched slate roof with gable ends. Projecting stone rubble end stack on right and brick shaft to end stack on left. Plan: Single depth two room and cross or through passage plan, probably originally with larger hall-kitchen on right. Exterior: Two storeys. Asymmetrical 2-window front. C20 6-panel door to left of centre flanked by C19 casement on left and right and with C19 16-pane sash on far right. Two C19 2-light casements on first floor. Chamfered corner to right. Interior: Not inspected.

Listing NGR: SX2749180757

The significance of the building/heritage asset will not be altered by proposals to simply change (ie return) its use from doctor's surgery to residential dwelling. Given Historic England's listing it is the external appearance and plan form/layout which the significance is based on. The proposed development does not involve any change to the external appearance or plan form of the building and therefore none of the heritage significance will be affected or lost.

The minor alterations to internal building fabric (e.g. new bathroom and kitchen fittings) are considered acceptable as the provision of updated, fit-for-purpose amenities will make the building – which is currently vacant and unusable – habitable.

The minor works which do not comprise development and do not require planning or listed building consent should also reduce any leaking/moisture transfer risk in the property, thereby protecting the building fabric in future.

Access

Access to the property will remain unchanged.

Conclusion

The proposals to change the use of Landry Cottage from a surgery (now vacant, unused and re-provided elsewhere) to a residential dwelling will not effect the heritage significance of the building and will return it to its original use, thereby conserving and enhancing the heritage asset. No external alterations are proposed and as set out above, the proposals accord with Policy 4 of the adopted Local Plan.

The proposals will ensure that the character of the building and the amenity of its occupants is not compromised. On this basis, the Authority is respectfully requested to approve the Planning & Listed Building Consent application in a timely manner.

I trust the enclosed submission is sufficient for this application to be validated and determined positively without delay. Should you have any questions please do not hesitate to contact me.

Yours sincerely,

Tom Sadler
Associate
LPC (Trull) Ltd