



PLANNING REF: 3327/23/CLP

DESCRIPTION: Certificate of Lawfulness for proposed rear extension, rear rooflights & window alterations to facilitate refurbishment of existing house & construction of outbuildings for incidental use

ADDRESS: Collapit Creek House West Alvington TQ7 3BA

19th October 2023

LETTER OF OBJECTION FROM THE SOUTH HAMS SOCIETY

The South Hams Society interest

For the last 60 years, the South Hams Society has been stimulating public interest and care for the beauty, history and character of the South Hams. We encourage high standards of planning and architecture that respect the character of the area. We aim to secure the protection and improvement of the landscape, features of historic interest and public amenity and to promote the conservation of the South Hams as a living, working environment. We take the South Devon Area of Outstanding Natural Beauty very seriously and work hard to increase people's knowledge and appreciation of our precious environment. We support the right development - in the right places - and oppose inappropriate development.

The South Hams Society **objects** to this planning application.

In our view this property does not benefit from permitted development rights.

Historic Environment

The Society would also highlight that the property is listed on the Devon Heritage site.

<https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924>

Similarly the Kingsbridge Cookworthy Museum hold historic records for this house.

It is apparent that Collapit house was used during WW1 as a convalescent home for recovering soldiers.

Charity No 263985

Registered Address: 20 Highfield Drive, Kingsbridge, Devon TQ7 1JR
www.southhamsociety.org | www.facebook.com/SouthHamsSociety/

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Collapit Creek House – The proposed permitted development changes



Proposed South Elevation- 1:200



Collapit Creek House – (Source Cookworthy Museum)



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Nurses in the gardens – (Source Cookworthy Museum)



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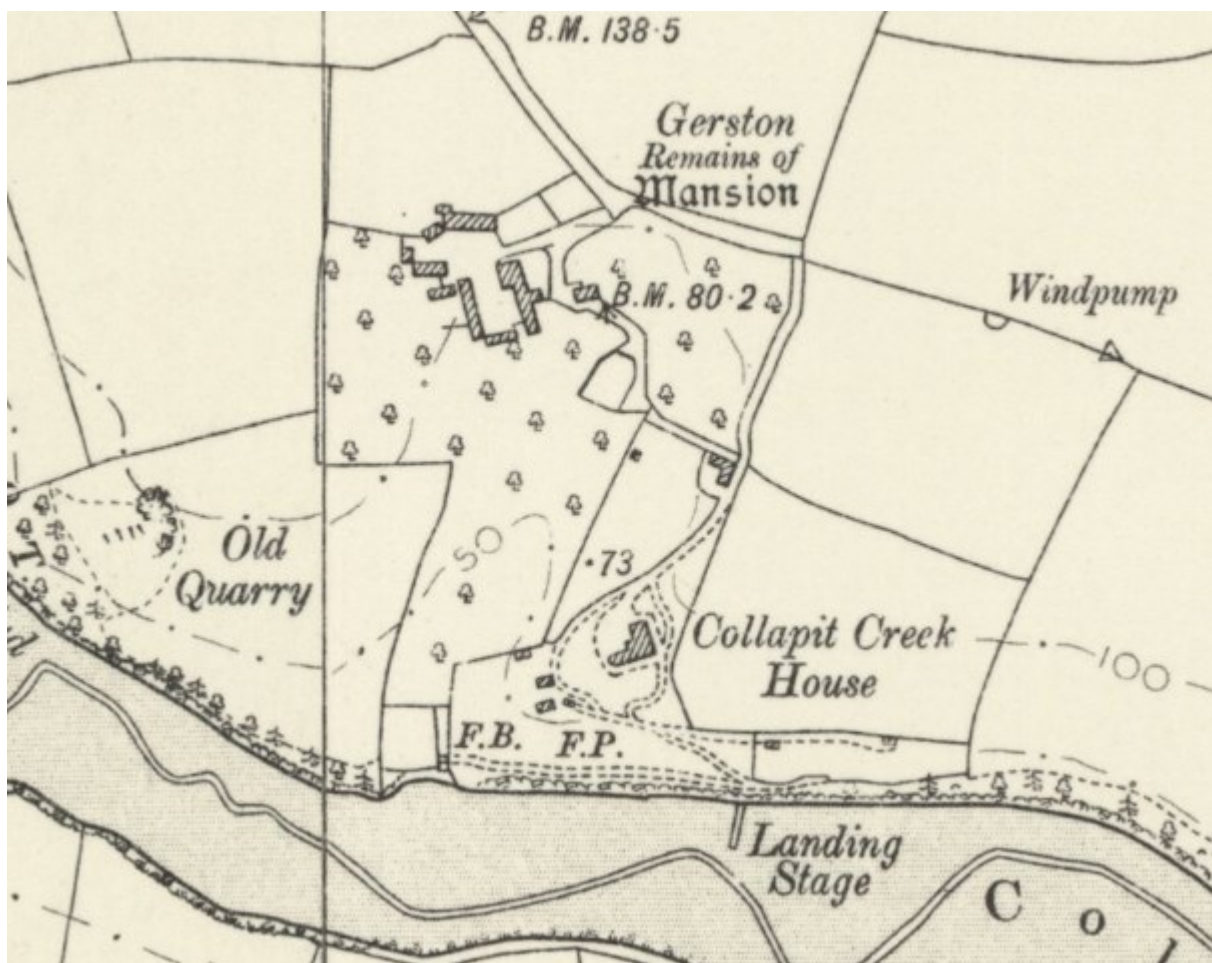
Kingsbridge Cookworthy Museum

14 July 2020 · 🌐

Today's Kingsbridge/Salcombe Estuary place is Collapit Creek. A house at Collapit was used during WW1 as a convalescent home for recovering soldiers and most of our photographs of the house and the creek come from this era or older, if you have modern images please do get in touch. The first of our Collapit images is a tinted postcard showing Two men and four ladies in a rowing boat at Collapit Creek.

(P05728). Second image from our WW1 album shows Collapit Creek, with hospital in the background. 1914-1918. (P01445bf) Third image, Collapit Creek SVA Hospital during WWI 1914 - 1918, Nurses Kingwill, Coyte, Blumberg, Yeabsley, Anning, Loman and Balkwill. (P01445j) Final image,

from an album featuring the VA Hospital at Collapit Creek during the First World War, 1914 - 1918. Two ladies swimming in the estuary, single masted boat in the background. (PS05873)



The Society urges the local planning authority to give due consideration to the historic environment as the Local Plan local plan states you will do.

'DEV21

Development affecting the historic environment

Development proposals will need to sustain the local character and distinctiveness of the area by conserving and where appropriate enhancing its historic environment, both designated and non-designated heritage assets and their settings, according to their national and local significance'.

We understand that permitted development rights are intended to be used, and therefore the historic environment is of no consequence, but the local planning authority must confirm the significance of this site.

Permitted Development Rights

The current planning status of this property is that it became two flats with Planning Permission Ref: 59/0857/78/3, Internal alterations to create two new flats.

The ground floor flat subsequently received planning permission for an extension with Planning Ref: 59/1232/82/3, Extension to ground floor flat, which confirms that the property was converted into two flats.

Currently the Society have been unable to find a subsequent planning application that would permit the return of the two flats to a single property. It is our understanding that due to the housing crisis this would require planning approval.

The Society refers the Case Officer to Section 2 of 'The Town and Country Planning (General Permitted Development) (England) Order 2015 UK Statutory Instruments 2015 No. 596 Article 2

Interpretation

2.— (1) In this Order —

“dwellinghouse”, except in Part 3 (changes of use), Class B (demolition of buildings) of Part 11 (heritage and demolition), Part 12A (development by local authorities and health service bodies) and Part 20 (construction of new dwellinghouses) of Schedule 2 to this Order, **does not include a building containing one or more flats, or a flat contained within such a building.**

The Agent states in the application form '*Information about the proposed use(s)*':

'The proposed rear extension, roof lights and outbuildings for incidental use can be constructed without planning permission as 'Permitted Development' by virtue of Class A, Class C and Class E, Part1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 ("the Order") as amended. See also expanded evidence within supporting Planning Statement (Mark Evans Planning Limited).'

The Society are of the opinion that this statement is incorrect and that, as a consequence, this application should be refused.

For and on behalf of the South Hams Society

Richard Howell
Chairman