

St Austell Brewery Company Limited Rising Sun Hotel

St Mawes, Cornwall



Permission for a new boutique hotel-style accommodation at an existing historic pub in St Mawes, Cornwall.

Acting on behalf of St Austell Brewery, Planning Potential's Bristol office have successfully secured Planning Permission for the erection of a new building to be used for boutique hotel-style customer accommodation.

The Rising Sun is an established hotel, pub, and restaurant located within the centre of the beautiful village of St Mawes on the Roseland Peninsula. It caters to families, couples, and individuals, and is popular with both residents and tourists. The pub is in the St Mawes Conservation Area and in close proximity to several Grade II and II* listed buildings to the South and South-west of the site.

Planning Potential worked closely with Officers to ensure that the proposals had limited impact on the Conservation Area, whilst also delivering a commercially sustainable scheme for St Austell Brewery that fitted their business needs and operation. Central to our approach was to demonstrate to the Council's that there was a need for flexibility when considering proposals for the hospitality sector and that the proposed development would allow the pub to grow and succeed and thereby enabling it to remain a focus and key part of the local community.

The new accommodation block will therefore provide additional and much-needed hotel room accommodation in this popular seaside village, creating new part-time and full-time jobs, while improving and enhancing this part of the Conservation Area in the heart of the historic St Mawes but most importantly, ensuring that a well-loved and established community facility can continue to thrive into the 21st century.

Summary of achievements

- Planning Potential worked closely with conservation architects, highways consultants, statutory consultees, and Officers at Cornwall Council to overcome heritage impact and design issues, traffic impact, and amenity issues to deliver a successful project.
- Securing planning approval under delegated authority following numerous consultee comments, which reduced risks and avoided unnecessary delay, with only one pre-commencement condition.
- A confident presentation of the values of the scheme, the accordance with local and national planning policy, and that the benefits of the scheme outweighed any harm to the conservation area and surrounding heritage assets, resulted in planning permission being granted.