

Rising Sun Hotel, St Maws

St Austell Brewery Company Limited

● Planning



Planning Potential secured planning permission for a new boutique hotel-style accommodation block at an established historic pub in St Mawes, Cornwall.

Demonstrating our ability to deliver commercially sustainable hospitality development, combining conservation-led planning advice, technical coordination and proactive authority engagement to secure approval in a sensitive historic setting.

The Challenge

The Rising Sun is an established hotel, pub and restaurant located in the centre of St Mawes, within the St Mawes Conservation Area and close to several Grade II and II* Listed buildings. Any additional development carried inherent heritage, design and amenity sensitivity.

The proposal needed to provide additional hotel accommodation to support long-term commercial viability, while clearly demonstrating that the scheme would preserve and enhance the character of the Conservation Area and surrounding heritage assets.

Without a carefully balanced planning case, the scheme risked refusal, delay and the loss of an opportunity to secure the future of a well-loved community facility.

Our Approach

- Worked closely with officers to minimise impact on the St Mawes Conservation Area
- Coordinated conservation architects, highways consultants and statutory consultees
- Addressed heritage, design, traffic and amenity impacts through scheme refinement
- Presented a clear planning case balancing heritage impact against public benefits
- Demonstrated flexibility within hospitality policy to support commercial sustainability

The Outcome

- Planning permission secured under delegated authority
- Approval achieved following extensive consultee engagement
- New hotel accommodation approved, creating part-time and full-time jobs
- Long-term viability of a key community facility secured