

PLANNING, DESIGN & HERITAGE STATEMENT



THE STAR INN



JANUARY 2021

V-1

**THE COACH HOUSE, FROME HALL LANE
PLANNING, DESIGN & HERITAGE STATEMENT**

Project Ref: 60151.KD

Client: Whiteshill Star Inn Ltd



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Contents

1.0	INTRODUCTION:	1
2.0	SITE ASSESSMENT:	2
2.1	Location	2
2.2	Site	2
2.3	Planning History	3
3.0	POLICY & SCHEME OVERVIEW:	5
3.1	National	5
3.2	Local	5
3.3	Scheme Overview	6
3.4	Principle of Development	7
4.0	PROPOSAL:	8
4.1	Layout	8
4.2	Scale	8
4.3	Design & Appearance	8
4.4	Access	8
4.5	Amenity	9
4.6	Heritage & Listed Building Works	9
5.0	CONCLUSION:	10

1.0 INTRODUCTION:

1.1 Acre Planning Limited has prepared this Planning, Design & Heritage Statement on behalf of Whiteshill Star Inn Ltd (hereafter 'the Applicant') to support a Full Planning Application with Listed Building Consent relating to The Star Inn, Whiteshill (hereafter 'the site').

1.2 This application seeks planning permission for the following development as described on the relevant planning forms:

'Internal works to form new letting rooms (B&B), new kitchens and cellar along with associated external works.'

1.3 The purpose of this Statement is to describe the site and the proposed development before establishing how the development proposal complies with the adopted Development Plan and other material considerations.

1.4 The structure of this Planning Statement is as follows:

2.0 Site Assessment - Describes the site and its surroundings and reviews the planning history for the site.

3.0 Policy & Scheme Overview - Sets out the national and local planning policy and guidance context.

4.0 Proposal - Describes the proposed development in detail and provides an assessment/justification regarding planning policy and material considerations.

5.0 Conclusion

2.0 SITE ASSESSMENT:

2.1 Location

- 2.1.1 The site is located in a position to the west of Main Road within the settlement of Whiteshill. **Figure 1** illustrates the position of the site. The site and wider area are within the Cotswold Area of Outstanding Natural Beauty (AONB).



Figure 1 - Site Location

2.2 Site

- 2.2.1 The site includes a Public House with B&B accommodation, Star Cottage (used as B&B accommodation), a car parking area and a gravel/grassed area used as a beer garden. The existing access from the car park adjoins the public highway to the south of the building.
- 2.2.2 The Public House and Star Cottage are Grade II listed buildings.
- 2.2.3 The buildings at present contains the following mix of uses:
- Public House – Ground Floor – Bar area, kitchen, toilets and garden room (Public area approx. 160m²).
 - Public House – First Floor – Managers flat, two function rooms and one let room.
 - Public House – Second Floor (Attic) – Part of the managers flat.
 - Star Cottage – Ground Floor – One let room and cellar for Public House.
 - Star Cottage – First Floor – Interlinked let room (2 bedrooms).

2.2.4 As such there are:

- Three let rooms (4 bed spaces).
- Managers flat.
- Public House.
- Beer Garden.

2.2.5 It is noted that the locally adopted parking standards set out:

"a Public House would be required to provide one parking space per 5sqm of public area, a hotel use would be required to provide one parking space per bedroom and 1, space per 3 employees".

2.2.6 Given the existing mix of uses, the parking requirement would be:

Public House	- 32
Let Bedrooms	- 4
Flat	- 1.5
Total	- 37.5 spaces

2.2.7 The existing car park can accommodate eleven car parking spaces while still allowing for circulation and access from Star Green.

2.2.8 To the rear of the Public House is Star Green. This building contains two dwellings (units 1 and 2) with gardens adjoining the car park and beer garden. Access to the properties is via a private driveway with the egress route via the Public House car park.

2.3 Planning History

2.3.1 Recent and relevant planning history includes the following applications:

- **2020/0008/ASSETC** - Nomination of The Star Inn for inclusion on the register of Assets of Community Value. Approved 26/08/2020.
- **S.18/1117/FUL & S.18/1118/LBC** - Application for planning permission and listed building consent for works to The Star Inn. Approved 25/01/2019.
- **S.17/0694/FUL** - Conversion of the property back to two properties to include a two-storey extension to the side of each new property and change of use of garden to pub garden. Approved 27/09/2017.
- **2015/0007/ASSETC** - Nomination of The Star Inn for inclusion on the register of Assets of Community Value. Approved 18/06/2015.
- **S.13/1322/FUL & S.13/1323/LBC** - Erection of single-storey garden room extension to provide a dining area leading off the public bar. Approved 15/08/2013.

- **S.09/1502/FUL & S.09/1503/LBC** - Alterations and extensions, improvements to facilities and B and B accommodation. Approved 09/10/2009.
- 2.3.2 The above planning history relates to the mixture and disposition of uses as described above. The history also relates to the change of use of garden land relating to Star Green to form a beer garden with this land now designated as an Asset of Community Value as per the application approval in 2020.
- 2.3.3 There are works relating to application **S.18/1117/FUL & S.18/1118/LBC** and an Enforcement Notice which are yet to be completed. This application again includes these elements.

3.0 POLICY & SCHEME OVERVIEW:

- 3.0.1 This section identifies the relevant planning policies within the Development Plan for the Stroud District, in-line with Section 38(6) of the Planning and Compulsory Purchase Act, (2004).
- 3.0.2 In this case, the Local Development Plan consists of the Stroud District Local Plan (2015).
- 3.0.3 Furthermore material considerations relevant to the proposed development, including the National Planning Policy Framework (NPPF) and accompanying Planning Practice Guidance (PPG) are also applicable to the proposal.
- 3.0.4 National and local planning policies and guidance are now reviewed to ascertain their relevance to the site's location and the development proposal.

3.1 National

National Planning Policy Framework (NPPF) (as updated February 2019)

- 3.1.1 **Paragraph 7** states that the purpose of the planning system is to contribute to the achievement of sustainable development. **Paragraph 8** then establishes three objectives of sustainability, namely economic, social and environmental. New development should ensure that gains are achieved across concerning each objective. The site is sustainably located, and it is considered that the provision of new let rooms can help support the viability of the business given wider economic and COVID-19 issues.
- 3.1.2 **Paragraph 193** states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets conservation. The Star Inn is a Grade II listed building, and therefore all works must preserve or enhance the asset.

3.2 Local

Stroud District Local Plan (2015)

- 3.2.1 The adopted Stroud District Local Plan is generally consistent with the provisions of the NPPF with the following policies being of relevance to this application:
- CP1 - Presumption in favour of sustainable development.
 - EI10 - Provision of new tourism opportunities.
 - EI12 - Promoting transport choice and accessibility.
 - ES3 - Maintaining quality of life within our environmental limits.
 - ES7 - Landscape Character.
 - ES10 - Valuing our historic environment and assets.
 - ES12 - Better design of places.
- 3.2.2 Also, the following documents are also relevant to this application

- A Heritage Strategy for Stroud District - Valuing Our Historic Environment and Assets Supplementary Planning Advice (2018).

3.3 Scheme Overview

3.3.1 The proposed scheme would see the existing mixture of uses revised as set out below and on the accompanying plans:

- **Public House – Ground Floor** – The cellar would be moved back into the Public House with a new wash-up area linked to the existing bar area. A new kitchen would be formed within the public bar area and within the existing lean-to extension. The extension would be reworked to improve its appearance. A takeaway window would be provided so that the Public House can offer takeaways without people entering the premises and so staff are protected. The existing staircase in the bar area would be removed and made good.
- **Public House – First Floor** – The smaller function room will have the internal staircase removed with the room to be used for holiday accommodation. The current door to the Managers flat will be blocked up, and a new door added to the hallway. An en-suite will be formed to serve the room, and a linking door will be added to connect with the larger function room. A new gable will be formed over this room with a smaller window added.

The larger function room will also now become a holiday let room. The existing plant room will be changed to an en-suite. The existing stud wall in this room will be removed. A new window will be added above the new flat roof to the former store area.

The existing Managers flat would be altered to form another holiday let room. A revised bathroom and corridor will be formed to create the let room and to provide a secure access to the attic.

- **Public House – Second Floor (attic)** – This will be altered to form a Managers flat.
- **Star Cottage – Ground Floor** – A kitchen/lounge area will replace the cellar with a new door linking this room to the existing bedroom. The new kitchen and doorway will allow the Cottage to be rented as one self catering unit or a single let room with a two bed let above.
- **Star Cottage – First Floor** – Unchanged.

3.3.2 In summary, the proposed uses are:

- Four let rooms in the Public House (three new).
- Self catering accommodation/ Single and two bed let room.
- 1 Bed Managers Flat.
- Public House.

3.4 Principle of Development

- 3.4.1 The site is located within the defined settlement boundary of Whiteshill where new development should in principle be supported. The proposal seeks to create further let rooms from underutilised parts of the Public House and a self catering unit which could be also used as per the two existing let units. The existing function rooms are currently used for storage and therefore do not bring in any revenue.
- 3.4.2 Even before COVID-19 Public Houses have faced difficulties concerning viability given increased costs and declining uses. COVID-19 has seen the Public House closed for much of 2020 and the early part of 2021. When it has been operational, the number of customers allowed inside was restricted, and it traded at a loss. The Public House in revenue terms was supported by the holiday rental income generated from the existing let rooms. COVID-19 has boosted local tourism and staycations, therefore the let rooms were in heavily in demand last summer. This proposal seeks to create more let rooms and a separate self catering unit for weekly rentals which can also be used as B&B rooms.
- 3.4.3 With a revised kitchen layout and new serving window, the Public House can offer COVID-secure takeaways for both staff and customers.
- 3.4.4 In principle terms, the new uses as they ancillary to the Public House are considered to be acceptable. The new accommodation will help support the Public House by bringing in extra revenue and creating a captive market for food and drink from residents.
- 3.4.5 The scheme is considered to be appropriate in principle terms; however, there are detailed aspects of the project which relate to the acceptability of the proposal in planning terms. The scheme is now considered in more detail:

4.0 PROPOSAL:

4.1 Layout

- 4.1.1 The Public House's ground floor will be revised to create a new kitchen, cellar, and wash-up area. The new kitchen is formed in part of the extended Public House with the works to incorporate and enhance the existing externally accessed storage area.
- 4.1.2 New stud walls will be added on the 1st Floor to create the let rooms and en-suites. Some existing stud walls will be removed as per the plans. The modern internal staircase from the bar area will be removed, and the opening made good.

4.2 Scale

- 4.2.1 The lean-to roof over the storage area will be changed to a flat roof with a parapet.

4.3 Design & Appearance

- 4.3.1 The existing store will have a new flat roof and will be faced in stone. A new smaller window will be added to serve the new let room.

4.4 Access

- 4.4.1 The proposal will retain the existing vehicular access from the public highway. The revised mix of uses would command a parking requirement of:

Public House	- 21
Public House Let Rooms	- 4
Star Cottage (3 bedrooms)	- 3
Flat	- 1.5
Total	- 29.5 spaces

- 4.4.2 The change to the parking requirement, compared with the existing mixture of uses, is due to the reduction in public areas within the Public House. Within the Public House, the first-floor function rooms are removed, and on the ground floor, the new kitchen reduces the floor space in the bar area. Overall the parking requirement is reduced by 8 spaces which is considered to be an enhancement and a public benefit given the lack of onsite parking and the limited site access.

4.5 Amenity

- 4.5.1 The Star Green units are the closest dwellings to the site. The proposals should not impact on these dwellings. Internally all the accommodation has a good level of privacy.

4.6 Heritage & Listed Building Works

- 4.6.1 The proposal includes many of the works required as part of the 2018 applications and Enforcement Notices. For example, the storage area is enhanced with a new window above. The existing flue is removed, and a new gable is added on the southwest elevation along with a smaller window.
- 4.6.2 The significance of the listed building is in part due to its status as a Public House. The proposed works whilst they alter parts of the original building are required to enable the business's long-term viability. With additional revenues, further funds will be available to maintain the building. Indeed the new revenues are necessary to ensure that the Public House can be maintained as a focal point for the community.
- 4.6.3 It is considered that the scheme strikes a good balance between restoring key elements of the building and providing new uses to ensure the long-term viability of the Public House.

5.0 CONCLUSION:

- 5.1 This application has been prepared to demonstrate that new uses within the existing Public House in principle are suitable in relation to the site and the local setting.
- 5.2 The proposal takes full account of all relevant planning policies and guidance at both national and local levels.
- 5.3 It has been demonstrated that the proposal would enhance the viability of the Public House and that the proposed development can come forward with no harm expected with regard to the Listed Building.



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