
Planning Heritage Design and Access Statement

Applicant: ERY Ltd

Date: November 2022

Site: The Full Moon Inn, Rudge Lane, Rudge,
Somerset BA11 2QF

Proposal: Regularisation and replacement of 8 No. first floor uPVC windows with replacement timber windows to the South East (4 No. windows), North East (3 No. windows), and South East (1 No. window).



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1.0 Introduction

- 1.1 PlanningSphere are instructed by the freehold owner, ERY Ltd, to submit parallel planning and listed building consent applications for the regularisation of replacement 8 No. windows. The application property is The Full Moon Inn, Rudge Lane which is located in Rudge, Somerset and currently operates as a public house.
- 1.2 The applicant's contractor, without input from the project architect or planning consultant, replaced 8 No. timber windows with uPVC windows on account of their poor condition and also in response to a regulatory need for windows to guest letting rooms to have restrictive openings in order to comply with safety regulations.
- 1.3 The window replacement was completed in June 2022. An enforcement enquiry was initiated and was followed by a pre-application enquiry which set out advice in respect of window design and proportions for the replacement windows required for regularisation (ENF/2022/0089 & 2022/1555/L2PA).
- 1.4 The enclosed planning and listed building consent applications comprise:
- Application fee: £266.20 (NB. including PP fee of £32.30)
 - Planning Heritage Design and Access Statement: PlanningSphere
 - Site Location Plan: Harrison Brookes Architects
 - Drawing Pack (8 No. Drawings): Harrison Brookes Architects
 - Photosheet (2 No.): Harrison Brookes Architects

2.0 Relevant Background Information

(i) Site and Surrounding Context

- 2.1 The application site forms part of the Full Moon Inn public house and associated guest accommodation. The site is located on the main road in Rudge, Beckington, Somerset. The building is grade II listed, primarily for its group value with the nearby Baptist Chapel and Chapel Cottage.



Fig 1: Extract from the Site Location Plan

- 2.2 The Inn dates from the 17th century and comprises a traditional country pub with a large, enclosed garden and terrace to the rear with views over the western edge of Salisbury Plain and Westbury White Horse. The building has been significantly extended and modified over the years with a Victorian extension to the rear and a large two storey modern wing on its northern side that was constructed in 1995. There have been further, smaller extensions at the rear in 2002. There is a large, open, hard-surfaced car park on the northern side of the building. Annotated photographs of the site are shown at Appendix A. The heritage context is set out in Section 3.0.

(ii) Recent trading and investment history

- 2.3 The public house started to be profitable after the event room and holiday cottages were built in 1991. It had 19 No. rooms (made up of 5 rooms in the main building and the holiday cottages) in total and a swimming pool. It was apparently a profitable business

when it was sold to Mr & Mrs Taylor around 2007, a couple who had no previous experience in the sector and did not live on premises. It is understood that the Taylors spent significantly on marketing and staff and the business started to lose money quite quickly and eventually went into administration around 2013. The public house was then run by administrators for another year at a further loss which then resulted in the holiday cottages being severed from the public house to be sold off as residential units and the pub only retaining 5 No. letting rooms. At this stage it was purchased by the previous owner Mr. Hey in November 2017. It was quite run down at this point as there had been no investment in the property for over 10 years.

- 2.4 It should be noted that the building was in an extremely poor state of repair when acquired by the applicant and that significant capital expenditure has been committed to the project with further investment proposed as part of a medium term plan to transform the public house and guesthouse into a self-sustaining business.
- 2.5 The business has no debt and now has a chance to be a profitable business again, at a smaller scale than previously, but only if two key conditions can be met:
 - 2.6.1 Maintaining a high occupancy of at least 7 letting bedrooms.
 - 2.6.2 Its ability to attract customers to the public house from beyond the local village - as a destination country pub, in addition to the loyal local clientele and those visiting from Brokers Wood - the glamping park nearby. NB. the Rudge locals are very loyal to the pub and will always be a priority and at the heart of its character, but they do not generate sufficient revenue to even cover the variable operating costs.

(iii) Planning History

- 2.7 The planning history applicable to the site available on the Council's public access system is recorded in the table below.

Reference	Description	Decision
2022/1316/FUL	Installation of glazed doors to entrance porch; repainting and signage to principal front elevation; and replacement of front concrete path with nature stone paving.	Approved 22.09.2022
2022/1317/LBC	Installation of glazed doors to entrance porch; repainting and signage to principal front elevation; and replacement of front concrete path with nature stone paving.	Approved 22.09.2022

2022/0897/FUL	Temporary installation of mobile home with associated ground works as chef's accommodation for up to one year.	Refused 18.07.2022 Appeal pending
2022/0461/FUL	Installation of external timber decking in the rear garden (retrospective).	Permitted 18.05.2022
2021/1579/FUL	Installation of timber decking in rear garden.	Refused 05.01.2022
2021/1580/LBC	Installation of timber decking in rear garden	Refused 05.01.2022
2020/0572/FUL	Adjustments to doors and windows, internal alterations, removal of rear brick chimney stack and raising of the rear roof.	Permitted 11.06.2020
2020/0573/LBC	Adjustments to doors and windows, internal alterations, removal of rear brick chimney stack and raising of the rear roof.	Approved 11.06.2020

- 2.8 The windows that are the subject of the current regularisation planning and listed building consent application were installed in June 2022. The regularisation proposals, as described in Section 4.0, have been informed by pre-application advice received from the Council's Conservation Officer in October 2022 following an accompanied site visit (2022/1555/L2PA).

3.0 Heritage Context

3.1 It is highly unlikely that the Full Moon started life as a pub. It was most likely a farm building as up until the late 1600 the area was populated with farmsteads. The 1871 census is the first known mention of the building as a pub run by John Axford who was also a farmer of 21 acres. From that time onwards it seems to have remained a pub and rolls of publicans can be found on various websites.



Fig 2 (i) Tithe Map 1840 (ii) 1844-1888 OS Map

(i) Historical Site development

3.2 Physical evidence suggests that the earliest part of the building is pre-Georgian; most likely late 1600 early 1700s and would have comprised 2 simple cells as is a typical local Wiltshire lowland vernacular plan form (note building is on the border). This forms the bulk of the pub to the right of the entrance door which would have originally been the cross passage. (Phase 1 on Fig.2)

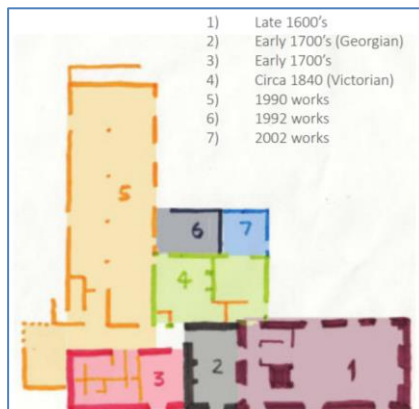


Fig.3 Phases of Building

- 3.3 Normally the two cells would have comprised a hall room closest to the fire where all the cooking was done and a parlour for storage and sleeping. The space would have been open to the underside of the roof or had a first floor with an attic room accessed by a stair beside the main fireplace.
- 3.4 In this instance the hall room has a major ceiling structure whereas the parlour ceiling structure is more modern and lower. The area nearest to the fireplace is clearly domestic and higher status whilst the former parlour area is believed to have been converted to a cellar at some stage and is less well presented. Phase 2 (Fig.2) is of a later date (thinner walls) and has been added to the earlier construction. There is a slight kink in the wall line which confirms the phasing.
- 3.5 At some stage in the 1700s the front elevation of building was re-fronted and raised in the Georgian style. Elements of the former lower and more steeply pitched roof structure are visible in the roof void. The windows were changed and the front elevation rendered. On the rear elevation the lower windows remain pre-Georgian whilst the upper windows are clearly mid to late 1700s.
- 3.6 Phase 3 is a single storey building that was most likely to have been constructed as an agricultural building. Its alignment suggests that it was contemporary with the re-fronting works.
- 3.7 Phase 4 is a Victorian extension added to the rear. This structure has been subject to significant alterations to form kitchens and cellars and only retains a small amount of the original 19th century fabric. The external walls which are visible at first floor level are constructed out of concrete block work and the roof structure is modern sawn softwood. It is probable that the original Victorian construction was single storey which has been raised to two storeys relatively recently.
- 3.8 Phase 5 dates from 1990 when the pub was upgraded to a guest house. The amount of work done at this time was extensive and included some major refitting of the building.
- 3.9 Phase 6 was added in 1995 and phase 7 was added in 2002. Works included re-roofing of the Victorian extension which now has concrete block walls at first floor level and a modern softwood roof structure.

(ii) Recent Site Development

- 3.10 In recent years this pub has struggled to remain viable and as a result has changed hands a number of times. Pre-Application advice in 2018 for the conversion of the property to residential use was strongly resisted by Mendip District Council planning department who were very keen to maintain this village amenity and its associated local employment opportunities.
- 3.11 Applications for Planning Permission (2020/0572/FUL) and Listed Building Consent (2020/0573/LBC) for internal and external improvements were granted in June 2020 for the current owner. The works were commenced under Covid restrictions with the knowledge that the future viability of the business was in doubt. An element of these works was the provision of staff accommodated above the pub. Some improvements to the rear garden (which was in a poor state) included the removal of the former member fencing and a flat roof canopy, were included on the consented applications.
- 3.12 As part of making adjustment for the operation of the pub to be compliant with Covid regulations an investment was also made to improve the rear garden with the installation of timber decking to form an external seating area with DDA access from the function room which was regularised under planning permission 2022/0461/FUL.

4.0 Description of Proposals

- 4.1 The proposals involve the replacement of 8 No. uPVC windows (FW1-FW8) with timber windows following the recommendations outlined in the pre-application advice.
- 4.2 The windows identified for replacement are detailed on the elevation plans included with this application and are shown in Figs. 3 and 4 below:

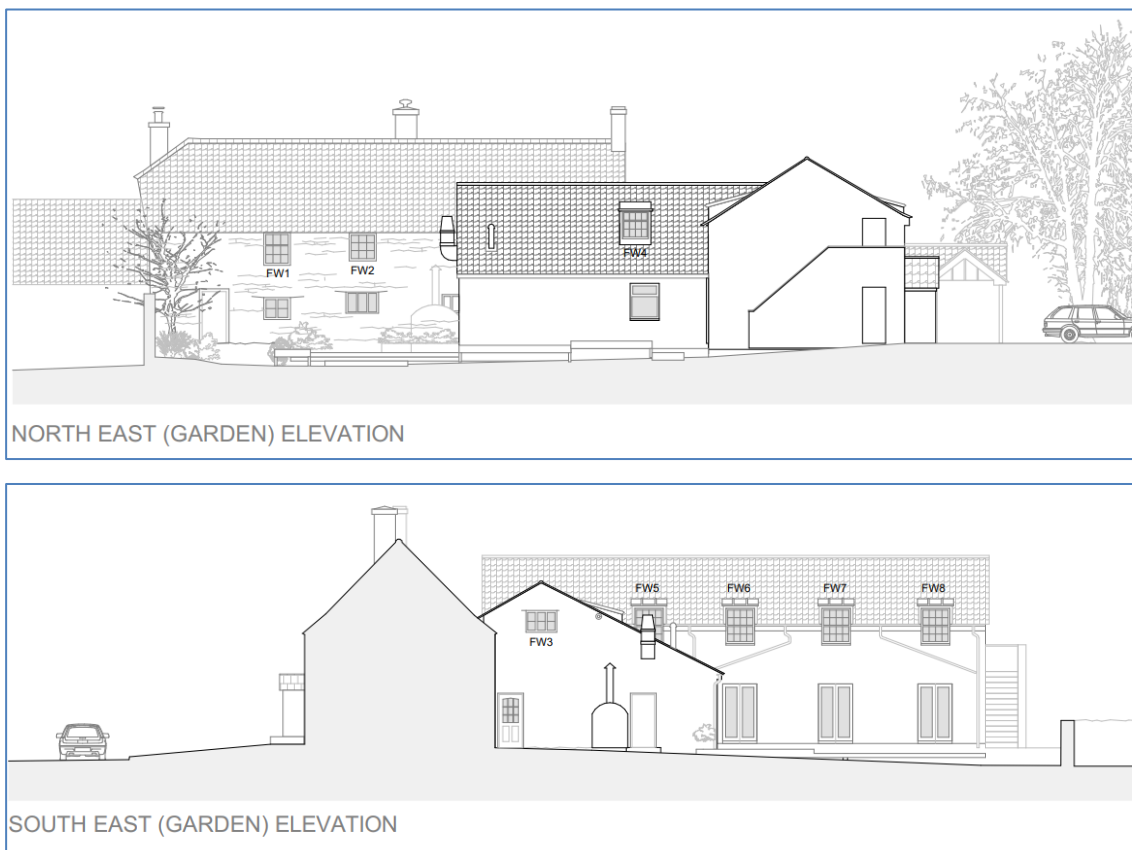


Fig 4 and 5. Extracts from Plans showing the position of the windows proposed for replacement.

- 4.3 The windows identified in the plans for replacement will include the following details:

- Traditionally constructed sash boxes for FW1, FW5, FW6, FW7 and FW8.
- 22mm glazing bars will be used to match front elevation sash windows.
- Toughened glass fitted with traditional linseed oil putty.
- Windows to be painted in the colour 'Chertwell Green/pale green' (RAL 6021) to match the colour of the existing rear windows.

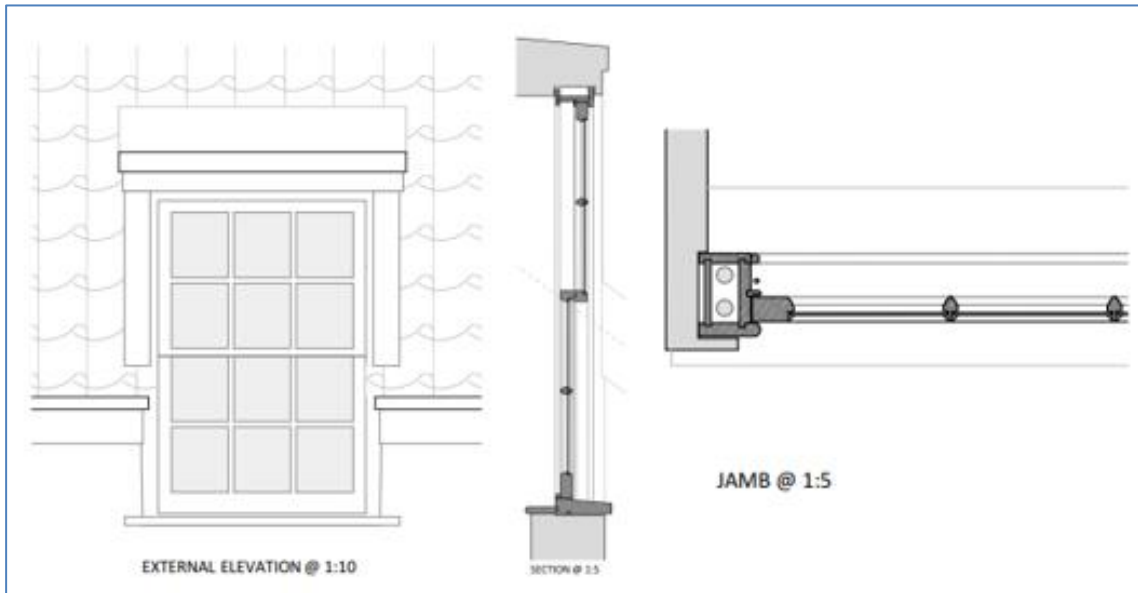


Fig 6. Extract from plans showing details of North Wing Windows (FW5-8)

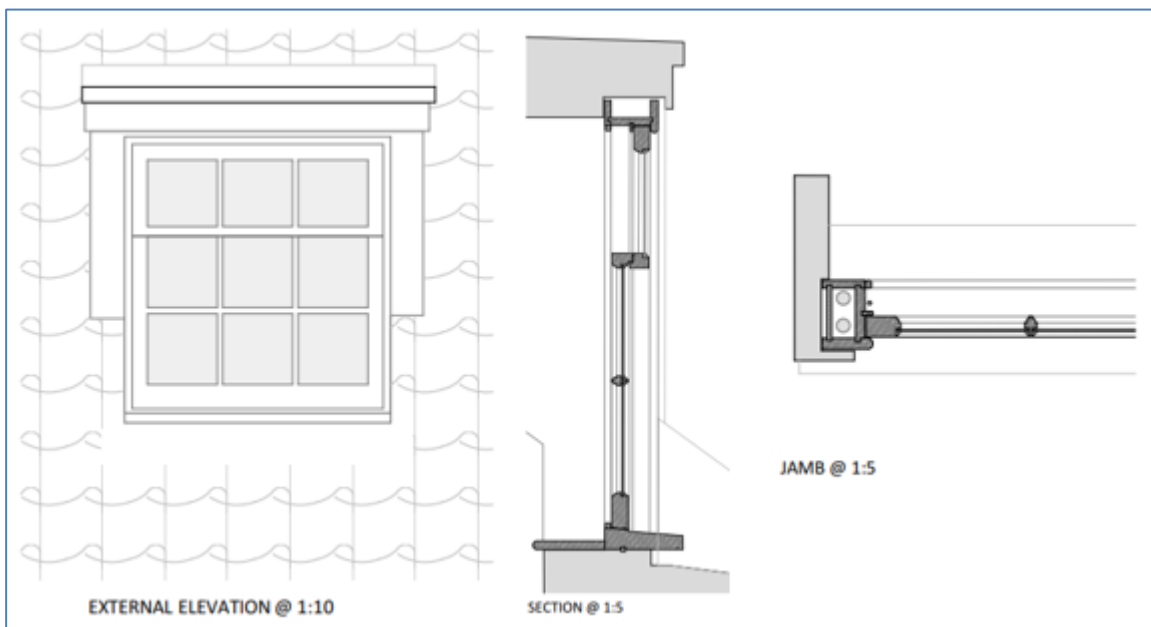


Fig 7. Extract from plans showing details of Dormer Window (FW4)

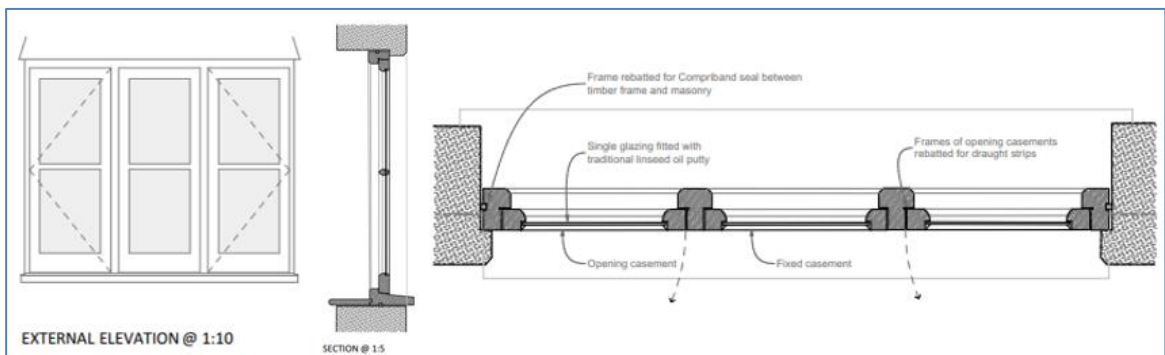


Fig 8. Extract from plans showing details of Gable Window (FW3)

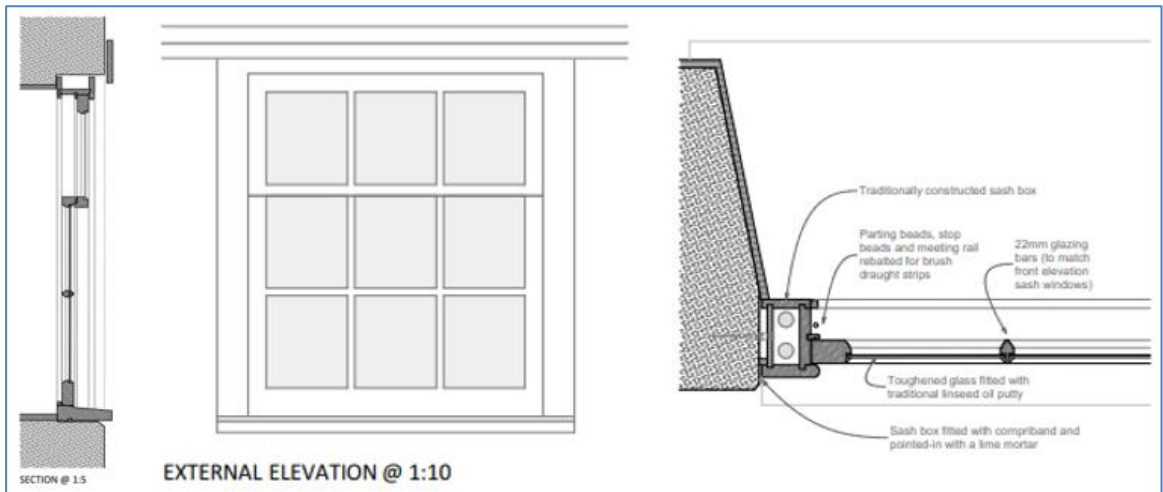


Fig 9. Extract from plans showing details of FW1 Window

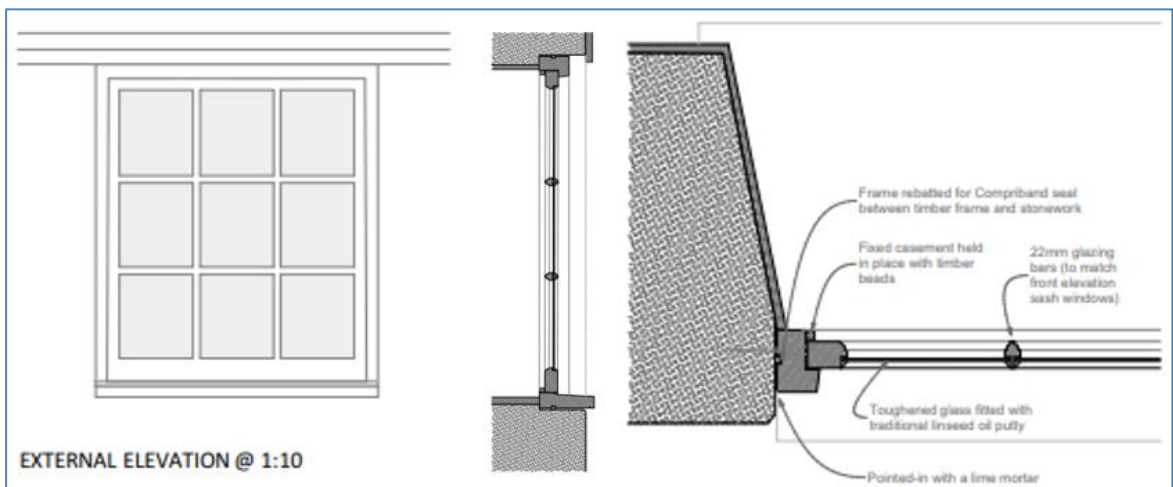


Fig 10. FW2 Window Extract from plans showing details of materials (if available)

5.0 Planning policy context

5.1 The development plan comprises: the adopted Mendip District Local Plan Part 1 (adopted 2014). The Part II Local Plan is currently the subject of a legal challenge but does not have any policies relevant to the determination of this application.

(i) Mendip District Local Plan Part 1

5.2 Applicable development plan policies include:

- CP1: Mendip Spatial Strategy
- CP3: Supporting Business Development and Growth
- CP4: Sustaining Rural Communities
- DP3: Heritage Conservation
- DP1: Local Identity and Distinctiveness
- DP4: Mendips Landscapes
- DP7: Design and Amenity of New Development
- DP8: Environmental Protection

5.3 Of particular relevance, Policy DP3 states that *“proposals and initiatives will be supported which preserve and, where appropriate, enhance the significance and setting of the district’s Heritage Assets, whether statutorily or locally identified, especially those elements which contribute to the distinct identity of Mendip.”*

(ii) National Planning Policy Framework – NPPF

5.4 National planning policy is contained within the National Planning Policy Framework (NPPF) and Planning Practice Guidance. The NPPF was revised in July 2021. The following paragraphs in the NPPF are relevant to the application:

- Achieving sustainable development: 7-10
- The presumption in favour of sustainable development: 11 & 12
- Decision taking: 38
- Building a strong, competitive economy: 81
- Making effective use of land: 119,120

- Achieving well-designed places: 126,130
- Conserving and enhancing the historic environment:189, 194,195, 197, 199, 200, 202, 206, 208
- Annex 1 Implementation: 212-217 Check for other relevant paragraphs

5.5 There is a duty placed on the Council under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 'In considering whether to grant planning permission for development which affects a listed building or its setting' to 'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

6.0 Planning Assessment

- 6.1 Section 38 (6) of the Town and Country Planning and Compulsory Purchase Act 2004 requires local planning authorities to determine planning applications in accordance with the development plan unless material considerations indicated otherwise.
- 6.2 The applicant's contractor, without input from the project architect or planning consultant, replaced 8 No. timber windows with uPVC windows on account of their poor condition and also in response to a regulatory need for windows to guest letting rooms to have restrictive openings in order to comply with safety regulations.
- 6.3 The window replacement was completed in June 2022 and is now the subject of a live enforcement enquiry (ENF/2022/0089). As part of the recent pre-application process the applicant has acknowledged that the replacement of the 8 No. first floor windows was unauthorised and agreed to submit the enclosed planning and listed building consent regularisation applications.
- 6.4 The windows that were removed from the Georgian building (FW1 and FW2) and window in the NE elevation of the Victorian extension (FW3) were decayed softwood timber windows of C20 origin that would have replaced earlier windows.
- 6.5 The 5 No. timber dormer windows (FW4-8) which were removed were poor quality softwood windows dating from the mid-1990s.
- 6.6 The project architect has analysed historic photographs and records, and following advice received from the Council's Conservation Officer (2022/1555/L2PA), has formulated a design for new timber casement and sash windows with appropriately scaled windowpanes and glazing bars. The proposals are considered to be in accordance with Local Plan Policy DP3 and applicable heritage legislation.
- 6.7 Implementation of the proposals will be undertaken on a phased basis prioritising the windows Georgian and Victorian building (FW1-FW3) with a second phase relating to the replacement of windows FW4-FW8 which are located in the 1995 modern wing. It is proposed to agree a phasing condition with the Council following registration of the applications.

7.0 Conclusion

- 7.1 The applicant has acknowledged that the 8 No. first floor rear windows were installed in error and has engaged with the Council through a pre-application process to agree scope of replacement window works to regularise the breach of planning and listed building control.
- 7.2 The enclosed proposals, which have been prepared by a conservation architect, and have been informed by pre-application advice, are considered to be an appropriate design solution that will also meeting operational requirements of the business.
- 7.3 The proposals will result in “less than significant harm” to the listed buildings but with arguably no loss of significance as a result of the development given that the timber windows that were replaced had decayed beyond repair.
- 7.4 The proposed investment in new timber replacement windows will augment the significant capital investment in the property since acquisition and will be implemented on a phased basis that will be agreed with the Council.
- 7.5 The Council is respectfully requested to grant planning permission and listed building consent for the proposed development.

Appendix A: Full Moon, Rudge Window Regularisation



Photos 1 & 2: Photo 1 was taken in February 2021 prior to the replacement of 8 No. external windows. Photo 2 taken in September 2020 shows the replacement windows in the Victorian extension and modern 1995 extension.

The breach of planning control has been subject of an initial enforcement enquiry and subsequent pre-application process to agree the scope of regularisation (ENF/2022/0089 & 2022/1555/L2PA).

Appendix A: Full Moon, Rudge Window Regularisation



Photos 3-6: The 8 No. uPVC windows that were installed in June 2022 and are the subject of the replaced regularisation planning and listed building consent application are identified above. It is proposed to replace uPVC windows on an agreed, phased basis.

Appendix A: Full Moon, Rudge Window Regularisation



Photos 7-9: Photographs of the surviving fabric of the rotten windows that were re removed illustrating that the frames were beyond repair and in need of full replacement. These were inspected by the Council's Conservation Officer in September 2022 pursuant to a pre-application enquiry process (Ref: 2022/1555/L2PA).