

Rother District Council
Town Hall
Bexhill-on-Sea

My Ref: EM/TheGeorge

Date: 15th February 2022

Dear Sir / Madam

**Retrospective application (PP and LBC) to retain external decoration
The George, High Street, Rye, East Sussex**

I have been appointed by the owners of The George to progress and submit formal applications to retain the redecoration scheme to the front and side elevations of the premises including doors and windows.

Whilst both parties have sought to engage, this has not occurred due to various issues including the compounded impacts of covid affecting workloads and work programmes. Nevertheless, it should not go unnoticed that the LPA and Murphy Associates have sought to progress constructive engagement and dialogue.

The LPA will be aware that the external redecoration of The George was originally embodied within the package of restorative, repair and enhancement works submitted under references RR/2020/573/P and RR/2020/574/L but were removed due to consternations arising, despite the fact that objections did not arise from the then Conservation Officer who was also acting as the Planning Case Officer. The only expression of concern was raised in relation to the mistaken assumption that the windows had been painted grey when in fact this was only an undercoat. It was therefore quite surprising that post departure of said Officer, that the momentum of the applications were close on stalling and would have had a drastic impact on the impetus and timetable to see the George re-open its doors.

The two applications effectively re-presents the case for the redecoration of the external elevations including the study of paint, paint analysis, method for sensitive paint removal and repairs to the mathematical tiles and the application of Keim paints based on a more informed and historically appropriate palette.

A combined Planning and Heritage Statement has also been provided which sets out a clear understanding of significance of not only The George but also its setting being within the Rye Conservation Area and within the setting of other nearby listed buildings.

The combined statement sets out the 'values' that the heritage assets hold and how these have informed the proposals taking account of statutory duties, national and local policies and good practice guidance and advice notes from Historic England. Various sources of information have been accessed to build up the understanding of The George and Rye, proportionate and relevant to the proposals. As a result, and in considering the advice contained in the NPPF, Chapter 16, , a planning balancing exercise has been carried out to demonstrate that the significance of The George, tangible and intangible, would not be harmed by the colour scheme. In any event, it is clear that wider public benefits arise from the completion of The George, not only in improving the performance of the external fabric by removing layers of inappropriate paint but also allowing the mathematical tiles to be repaired, to breathe and be sustained. The planning benefits would also see the historic building, its role and function within Rye being sustained, enjoyed by present and future generations, contributing to the social and economic vitality of Rye as well as the tourist experience.

In noting that the former Conservation Officer did not raise objections to the colour scheme, we consider that we have demonstrated that it is an appropriate for this listed building and reads positively within the historic streetscene of the Rye Conservation Area where is clear evidence of a variety of natural, applied and painted colours, tones and hues that are not so dissimilar and within a short distance of The George.

On behalf of the applicants, we would wish to engage fully with the LPA to secure the positive acceptance of this compliant colour scheme and the grant of both planning permission and listed building consent.

Should you have any queries, please do not hesitate to contact us on the details provided.

Regards

Eimear Murphy
BSc (Hons) EnvPI PGDip UD MSc (York) Hist Blgs MRTPI IHBC

PAS and HESPR Accredited