

## 'D' REPORT

**Application No:** RR/2022/386/P

**Site Address:** The George in Rye Hotel, Rye

**Development:** Retention of external colour scheme to front and side elevations (Retrospective).

**CONSULTEES:** See report for RR/2022/387/L

<p><b>Comments:</b></p>	<p><u>Site:</u></p> <p>The application site comprises a Grade II listed building and is located on a corner site at the junction of Lion Street and the High Street within the historic citadel of Rye.</p> <p>Although a single business the George Hotel comprises of several buildings both along the High Street and towards the rear of the site. No. 98 comprises two separate buildings that have been amalgamated together some considerable time ago. Numbers 97 and 96 High Street are also part of the wider George Hotel development but maintain separate shop units onto the High Street. The original section of 98 High Street (Section 1) appears to be Regency in style but is shown within with the Heritage Statement accompanying the application to be significantly older and is built over 4 storeys. The later addition (Section 2) also appears to be Regency in style and most likely does originate from that period in this form but comprises of only 3 storeys. The 3 storeys have however, a much grander nature particularly the 1<sup>st</sup> floor which hosts bow fronted bay windows to serve a ballroom. The original section 1 of 98 High Street has a painted finish onto brick as does the additional section 2. 97 High Street is of more modest proportions and is 3 storeys in height, possessing a shopfront to the ground floor and double bay windows in a late 19<sup>th</sup> century style to the frontage. The painted stucco frontage is completed by a parapet that partially conceals a clay tile roof. No. 96 High Street is also of 3 stories and possesses a less formal appearance and being part of the terrace to the North West. The appearance is more akin to modest early 19<sup>th</sup> century development and despite some alterations to fenestration along the terrace between 96-93 High Street a consistent character of window position, painted stucco surface finish, verticality, roof design and horizontal alignment is still present making a positive contribution to the terrace and the overall character of the conservation area. 93 High Street is used at ground floor level as a bin store and staff entrance rather than in retail use.</p>
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The property was listed on 12 October 1951 and the description reads:

*'The hotel included several originally separate buildings of various dates from C15 to early C19. The Lion Street frontage consists of 2 timber framed cottages. The southern cottage dates from C15, the northern one from about 1600. 2 storeys, 2 windows each. Upper floors have been reconstructed and heightened probably in C18 but the jettying is still evident. Tiled roof, Upper storey tile hung, lower storey underbuilt with brick, now stuccoed, Upper storeys have C19 sash windows. Lower storeys have bay windows, those of the northern cottage with original glazing bars. Southern cottages has central doorway and passage through southern end to the back of the hotel. The VCH says that this lower storey and gateway have C15 ceiling beams. The main hotel block facing High Street has been underbuilt and has an C18 façade. 3 storeys and attic. Painted brick. Wooden dentil eaves cornice. Tiled roof and 4 dormers. Windows with segmented heads, the centre one on the 1<sup>st</sup> floor surmounted by a heavy pediment. Porch with Doric columns and an iron railing above it in front of the pedimented window. The interior has open timbered ceilings and fireplaces and early C17 panelling. The western half of the High Street façade and the former Assembly Rooms (now the dining room) were built in 1818. Painted brick, 2 large, 3 light bow windows on the 1<sup>st</sup> floor. Later mansard roof with 3 dormers. Beneath the western most 1<sup>st</sup> floor windows is the entrance to the Stable Yard now converted into a garage. The assembly Rooms have a plastered ceiling and a Musicians' Gallery. Nos. 92 to 97 (consec.) George Hotel and Nos. 99 to 104A (consec) form a group.'*

The application site is within the Rye Town Conservation Area and development boundary, an Archaeological Notification Area and Rye shopping area.

The High Street enjoys the benefit of a significant number of listed buildings, the character of the Conservation Area is reflective of Rye's long and illustrious history as a Cinque Port. Although more widely the Town enjoys building predating the Tudor period, the greatest level of survival consists of Tudor, Georgian and Regency development with the majority in terraced or back to back form of piecemeal adhoc design. The majority of buildings appear to be of Georgian or regency style but it is acknowledged that some remodelling could have occurred. Materials vary from brick and tile hanging to lightly shaded stucco. Fenestration is typically white with some instances of black randomly sited along the road.

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### Proposal:

Retrospective permission is sought for changing the exterior paint colour of both sections 1 & 2 of 98 High Street, 97 High Street and 96 High Street. With the exception of 97 High Street, both sections of 98 High Street and 96 High Street have been painted shades of terracotta (Section 1 of 98 High Street and 96 both being KEIM 9125 and Section 2 of 98 High Street being KEIM 9122) and 97 High Street is a mushroom colour (KEIM 9285). A green/brown (KEIM 7013) is used on the windows, doors, facias and all rain water goods.

A separate application seeking listed building consent is also under consideration for this proposal (RR/2022/387/L).

This application is accompanied by a Planning & Heritage Statement (dated February 2022), historic research and Design & Access Statement

### History (relevant):

RR/2021/1636/A: Relocation of 1no hanging board to Lion Street, installation of 2no new notice boards to main entrance and 1no to fixed door, 1no notice board to entrance on Lion Street. All externally illuminated. Approved.

RR/2021/1635/L: Proposed lighting and signage works to the external facades, both high street and lion street elevations as well as the internal courtyard within the grounds. Conditional approval.

RR/2022/144/DC: Submission of details required by Conditions 3, 4, 5, 6, 8 imposed on RR/2020/574/L. Approved.

RR/2021/927/P: Excavations in the Courtyard of The George in Rye hotel in order to run new Low voltage supply from an existing electrical substation. Erection of new LV supply cabinet to UKPN requirements. Approved Conditional.

RR/2021/900/L: Excavations in the Courtyard of The George in Rye hotel in order to run new Low voltage supply from an existing electrical substation. Erection of new LV supply cabinet to UKPN requirements. Listed BC Granted.

RR/2020/574/L: Proposed reinstatement of the building following severe fire and associated water damage, with new stair and lift addition, improved access, reinstatement

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of three blocked fire places, and relocation of boiler plant and kitchen ventilation. Listed BC Granted.

RR/2020/572/L: Proposed reinstatement of the building following severe fire damage. Withdrawn.

RR/2020/571/P: Proposed reinstatement of the building following severe fire damage. Withdrawn.

RR/2020/573/P: Proposed reinstatement of the building following severe fire damage, with new stair and lift addition, improved access and relocation of boiler plant. Incorporation of 97 High Street. Approved conditional.

RR/2014/685/P: Extending existing ductwork within the courtyard, alterations to some of the adjacent gutters. On Hold.

RR/2014/686/L: Extending existing ductwork within the courtyard, alterations to some of the adjacent gutters. On Hold.

RR/2013/1836/P: TO REROUTE EXISTING VENTILATION; INSTALL SOUNDPROOF BOX AROUND INLET CYLINDER; REROUTE EXISTING GUTTERS. Withdrawn.

RR/2013/1670/L: RE ROUTE EXISTING VENTILATION. INSTALL SOUNDPROOF BOX AROUND INLET CYLINDER. RE ROUTE EXISTING GUTTERS. Listed BC Granted.

### Policy:

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 confers a statutory duty to LPAs when considering whether to grant listed building consent, to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 confers a statutory duty to LPAs when exercising planning functions, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

The NPPF and Planning Policy Guidance are also material considerations. The following paragraphs contained in Section 16 of the NPPF: Conserving and Enhancing the Historic Environment are of particular relevance:

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130: Planning decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

196: When considering the impact of a proposed development on the significant of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

197: Any harm to, or loss of the significant of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

The following policies of the adopted Rother Local Plan Core Strategy (2014) (Core Strategy) are relevant to the proposal:

EN2: Stewardship of the Historic Built Environment  
OSS4: General Development Considerations  
RY1: Policy Framework for Rye and Rye Harbour

The following policies of the made Rye Neighbourhood Plan (2019) are relevant to the proposal:

D1: High Quality Design

### Appraisal:

The main issue for consideration is the impact of the proposed works on the special architectural and historic interest of the Grade II listed building and Rye Conservation Area.

The Conservation officer has been consulted on the application and their comments have been incorporated into the report.

Policy EN2 of the Core Strategy states that development affecting the historic built environment, including that both statutorily protected and the non-statutorily protected will be required to: *'(i) Reinforce the special character of the district's historic settlements, including villages, towns and suburbs, through siting , scale, form and design; (ii) Take opportunities to improve areas of poor visual character or with poor townscape qualities; and (iii) Preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and*

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*materials, including forms specific to historic building typologies'.*

Policy OSS4 (iii) specifies that development should respect and not detract from the character and appearance of the locality.

Policy RY1 of the Core Strategy requires proposals to '*Preserve and enhance the character and historic environment of the Citadel and wider Conservation Area, and the distinctive landscape setting of the town*'.

Policy D1 of the NP expects a variety of principles to apply to proposals in Rye including: '*(a) achieve high quality design on a human scale with a clear sense of place; connection to its surroundings*'. Policy E3 of the NP requires all development impacting on the historic built environment to have regard to the Rye Conservation Area Appraisal, including the restricted palette of materials, prevalent ones being brick, handmade clay tile (for roof or tile hanging), weather boarding, painted render and slate.

The Heritage Statement provided is detailed and the historical basis for the proposed colours is considered to be clear and is not disputed. Nor is the compatibility of the proposed provide for use on a listed building.

However, some concerns have been raised over the choice of colour and the impact upon the character and appearance of the Conservation Area and Listed Building. As previously detailed, the prevalence of light shades of painted surface along the High Street are considered to be a contributing factor to the Conservation Areas character, darker coloured buildings tend to be due to the natural reds of brick and tile hanging rather than deep colours of stucco or paint.

The use of the shades of terracotta along the development façade affronting the High Street give the impression of overwhelming, this is amplified by the corner location of 98 High Street and the conveyance of the same palette up the Lion street elevation to give a greater sense of architectural depth and intensity. Whereas the lighter shades could possibly be sustained within the Conservation Area if limited in terms of area, the use of such intense shades over a considerable are of building facades to considered to be contrary to the light and elegant character of the wider conservation Area, particularly in terms of buildings of a Regency style and appearance. It is also considered that the use of a terracotta finish mutes the definition of the roof through the colour being so similar, this contributes to the aforementioned intensity and sense of overwhelming, more

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	<p>subtle colours will enable a break to the aesthetic and allow greater appreciation of built form.</p> <p>In relation to 97 High Street, the lighter mushroom colour allows a greater contrast, is less intense by way of not only shade but reduced coverage and is considered to be acceptable.</p> <p>In relation to 96 High Street, the colour proposed gives the impression of cohesion towards no. 98, which is contrary to the obvious built relationship and historical significant of the group of terrace buildings no96 is clearly a component part of it. It is therefore considered that the proposed colour erodes the legibility of the group value of the terrace from nos. 93-96 High Street,</p> <p>Finally, the use of terracotta shades over such a large expanse of building facades removes the sense of adhoc, individual piecemeal development that is a major contributor to the overall character of Rye. The use of the colour over several buildings creates a sense of artificial cohesion which is not considered to be of benefit to the character and appearance of the Conservation Area.</p> <p><u>Conclusion</u></p> <p>The proposal has an adverse impact on the special architectural and historic interest of the listed building and the Rye Conservation Area and as such is not in accordance with sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, paragraph 130 of the NPPF, policies OSS4 (iii), EN2 and RY1 (iii) of the Core Strategy and policies D1 and E3 of the made Rye NP.</p>
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### **INTENDED DECISION: REFUSE (PLANNING PERMISSION)**

1. Having regard to Section 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, it is considered that the proposed works by virtue of the painting of the building in terracotta and brownish green colours would adversely affect the character and appearance of the special architectural and historic character and interest of the listed building as a designated heritage asset and the character and appearance of the Rye Conservation Area and as such would be contrary to policies OSS4(iii), EN2 and RY1 (iii) of the Rother Core Strategy, policies D1 and E3 of the Rye Neighbourhood Development Plan and paragraph 130 of the National Planning Policy Framework.

Note:

This refusal relates to the following plans and documents:

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Site Location Plan (Drawing no: 00620-2021-PL-520/1) dated 10/05/2021  
External Paint Colours, High Street, Red Tones -Grey woodwork (Drawing number P\_01/02) dated 30-10-2020  
Lion Street, External Paint Colours (Drawing number P-02/02) dated 30-10-2020  
Planning & Heritage Statement by Murphy Associates dated February 2022  
Proposed Approach and Specification (External Decoration) by C. Hassall dated November 2020  
External Finishes by Keim Mineral Paints Ltd. dated 20 November 2020  
Statement of Significance, dated 15/2/2022  
Design & Access Statement Pro-Forma 1 and Pro-Forma 2