

Planning Division Internal Consultation Comments

Please note: these comments are made as specialist advice within the Planning Division, and as such may form only part of the planning considerations on any individual application. They should not, therefore, be taken out of context by the applicant or any third party who views the comments.

Any questions relating to these comments should be directed to the Planning Case Officer for the application.

From: Conservation & Design

Application No: RR/2022/387/L

Location: The George Hotel, 98 High Street Rye

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

Date Received:

Case Officer: Mrs C Gibbons

Initial Comments: SR Date: 18/10/22

The George Hotel is located in a corner site between Lion St and the High Street in the centre of the historic Rye village. Although a single business the George Hotel comprises of several buildings both along the High St and towards the rear of the site. 98 the High Street comprises of two separate buildings that have been amalgamated together some considerable time ago. Numbers 97 and 96 the High Street also are part of the wider George Hotel development but maintain separate shop units onto the High Street. The original section of 98 the High Street (Section 1) appears to be Regency in style but is shown within the heritage statement 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 1st 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 19th century style to the frontage. The painted stucco frontage is completed by a parapet that partially conceals a clay tile roof.

Finally 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 associative to modest early 19th 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. 36 High Street is used at ground floor level as a bin store and staff entrance rather than in retail use.

It should be noted that the George Hotel was subjected to a significant fire in 2019 and has been repaired and refurbished, finally reopening in May 2022.

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 some later 19th and 20th century infill development. The High Street consists of 2,3 and 4 storey properties 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.

The proposal seeks Listed Building Consent and Planning Permission to retain the colour scheme that has been applied to 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 Kiem 9125, Section 2 of 98 High Street being Kiem 9122. 97 High Street is a mushroom colour known as Kiem 9285.

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 product 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 surfaces 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 St 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 area of buildings facades is 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 subtle colours will enable a break to the aesthetic and allow greater appreciation of built form.

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.

In relation to 96 High Street, the colour proposed gives the impression of cohesion towards No98, which is contrary to the obvious built relationship and historical significance of the group of terrace buildings No96 is clearly a component part of. It is therefore considered that the proposed colour erodes the legibility of the group value of the terrace from No93-96 High Street.

Finally, the use of terracotta shades over such a large expanse of building façades 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.

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 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 confers a statutory duty to LPAs when considering whether to grant planning permission, 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.”

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.”

Policy EN2 of the Rother Core Strategy requires development to reinforce the special character of the district's historic settlements, including villages, towns and suburbs, through siting, scale, form and design; and also Preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials, including forms specific to historic building typologies.

Policy RY1(iii) of the Rother Core Strategy states that proposals should preserve and enhance the character and historic environment of the Citadel and wider Conservation Area, and the distinctive landscape setting of the town.

Follow-up comments:

Date:

Recommendation: **Refuse Listed Building Consent & Planning Permission**

Having regard to Section 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, it is considered that the proposed works, by virtue of colour, intensity, loss of historic legibility, sense of overwhelm and appearance would adversely affect the setting and special architectural and historic character and interest of the listed building and fail to preserve or enhance the Rye Conservation Area as a designated heritage asset, and as such would be contrary to policies EN2 and RY1 of the Rother Core Strategy, and paragraph 130 of the NPPF.

Conditions (where relevant):