DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H16-0333-22**	**Applicant:**	**Green & Tidy Ltd.**
Proposal:	External decoration of building		
Location:	Red Lion Hotel Market Place Spalding		
Terminal Date:	26th August 2022		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
29	The Historic Environment

National Guidance

National Planning Policy Framework 2021

Sections 12 and 16 of the National Planning Policy Framework (2021)

Representations:

	Object	Support	No Obj.	Comments
WARD MEMBER	0	0	0	0
SPALDING & DISTRICT CIVIC SOCIETY	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This listed building consent application is for the painting of external walls and accoutrements at the Red Lion Hotel, Market Place, Spalding.

It is proposed to paint all external masonry 'cornforth white', which is a heritage colour, and a very pale grey in appearance. An exception is made, however for the porch which is to be painted in Farrow and Ball 'all white', the stone label moulding is also to be painted 'all white'. F&B 'all white' is off white in tone and matches closely to the colour already extant over the entirety of the building.

All window frames as well as soffits and fascia are to be repainted in F&B 'all white'.

The front door is to be repainted in F&B 'Railings' which is a very dark grey in tone and is also a heritage colour.

Site Description

The Red Lion Hotel is a Grade II listed property within the most central portion of the Spalding Conservation Area. The property is one of the most well known buildings locally and is extremely prominent in its contribution to the character of the town centre.

Historic England describe the property like so;

"*Early C19. 3 storeys in painted stucco with Welsh slate roof with stacks at gable ends and eaves cornice on paired modillions. 4 windows, the top storey with shutters, glazing bars. 1st floor has 4 windows in reeded reveals with paterae, glazing bars, moulded cills. Band above 1st floor windows. Ground floor in chanelled rustication, with plinth and 2 canted bays. Central projecting porch, with gable on piers. Cornice and label over central 2 windows continues down at right angles to meet band between ground and 1st floors.*"

The wider setting is characterised by a number of similarly Grade II listed buildings; 12, 12 Market Place, as well as the Lloyds Bank, White Hart and the Natwest Bank are all listed to a Grade II level and within very close visual range. The area in general is characterised by a mix of commercial properties and is the main shopping area of the Spalding Conservation Area.

History

H16-0912-14

Attach blue plaque (Jimi Hendrix Visit) to front elevation. Approved on 15-12-14

H16-0089-16

Proposed mounted cast metal plaque. Approved on 29-04-16

Consultation Responses

Spalding and District Civic Society

Objects to the proposed colour as it will appear grey and dark. The building was originally un-rendered (historic artistic evidence proves that as late as the 1830s it was bare brickwork). It is potnetially the case that portland stone was used in the stucco render which would've provided an off white colour as it aged as is similar to the colour currently used. Therefore, the society requests the applicant considers an off-white paint colour instead.

Planning Considerations

Heritage Impact

The Local Planning Authority does not consider there to be any risk presented to the value or significance of the heritage asset or nearby heritage assets. The Local Planning Authority recognises the comments of the Civic Society - however, without requesting that the applicant goes to the unreasonable cost of paint studies and render sampling it cannot be confirmed that the stucco used was formulated using portland stone, and the historic precedent for this site has always been, since recording of the site as listed, that the stucco rendering is painted, regardless. This means that at various points throughout the building's history it is at least possible or even likely that the colour on display has changed. The building being the off white colour it currently is, is not mentioned in the listing description and is not considered to be a part of the special interest in this building. Therefore, it is considered that alteration of the colour to a reasonable tone which is situated within the spectrum of 'heritage' colours is an acceptable proposal in policy terms. The Cornforth White colour which is proposed for all masonry apart from the porch and label features is a very pale grey, and could itself be seen as merely a deviation from white. Several nearby historic buildings within visual range have been painted in a similar tone (e.g Hills Department Store, adjacent to the South Holland Centre) and therefore, it cannot be argued that the colour would be

alien or detrimental to the overall theme of the market place. Furthermore, as the rendered surface is already a painted finish, the new paintwork is a fully reversible action, should it later be decided to revert back or change to another colour.

The proposal to paint the windows, porch, soffits and fascia and label stone features is fully acceptable in policy as the proposed F&B 'All white' is very close to the extant colouration - the proposed colour is within the range of 'Heritage' colours.

The proposal to repaint the front door F&B 'railings' is similarly acceptable - the proposed colour is a heritage tone and appears fully acceptable to the character of the building.

As the site is already in a decently well-decorated condition it cannot be said that these proposed works represent an enhancement of the heritage asset. However, due to the lack of a negative impact to the special value of the heritage asset and the wider conservation area setting, it is considered that this application assists in conserving the historic environment in accordance with S16 of the National Planning Policy Framework (2021).

Conclusion

For the reasons outlined above, this application is considered to be in accordance with Policies 1, 2, 3 and 29 of the South East Lincolnshire Local Plan (2019) as well as Sections 12 and 16 of the National Planning Policy Framework. It is therefore the recommendation that this application be approved.

Additional Considerations

Public Sector Equality Duty

In making this decision the Authority must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:
A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act
B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).
C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149. It is only one factor that needs to be considered, and may be balanced against other relevant factors.

It is not considered that the recommendation in this case will have a disproportionately adverse impact on a protected characteristic.

Human Rights

In making a decision, the Authority should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as South Holland District Council to act in a manner that is incompatible with the European Convention on Human Rights. The Authority is referred specifically to Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property).

It is not considered that the recommendation in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general public interest and the recommendation is considered to be a proportionate response to the submitted application based

on the considerations set out in this report.