



Appeal Decision

Site visit made on 17 December 2013

by **Philip Willmer BSc Dip Arch RIBA**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 7 January 2014

Appeal Ref: APP/B1415/E/13/2194136

4 Sinnock Square, Hastings, East Sussex, TN34 3HQ.

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a refusal to grant listed building consent.
 - The appeal is made by Mrs Fiona Jacob against the decision of Hastings Borough Council.
 - The application Ref HS/LB/12/00591, dated 17 July 2013, was refused by notice dated 10 September 2013.
 - The works proposed are described as 're painted the outside wall – Brickwork only'.
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Decision

1. The appeal is dismissed.

Main Issue

2. I consider the main issue to be the effect of the external painting on the special architectural and historic interest of 4 Sinnock Square, listed grade II, its setting and that of adjacent listed buildings, and thereby whether the works would serve to preserve or enhance the character or appearance of the Old Town Conservation Area.

Reasons

3. The property the subject of this appeal, 4 Sinnock Square, is a terraced house, listed grade II and located in the Old Town Conservation Area. It is one of a tight knit group of buildings. The square forms part of a 'twtitten' that runs between the High Street and Croft Road.
 4. Number 4 is a simple C18 vernacular building the front façade of which faces the square and is finished in painted brick. A number of neighbouring properties are also colour washed in a variety colours, but generally of muted pastel shades giving them a commonality. In my view, the building's special architectural and historic interest relates to its appearance and setting in relation to the group of buildings of which it is part, including numbers 1, 2, 3 and 6 also listed grade II, and the wider surrounding area.
 5. I understand from the evidence before me that the front elevation of the appeal property was previously painted a very pale pink. However, it has recently been repainted in a strident bright pink. As I observed on the occasion of my visit, the new paint finish is of a significantly stronger and brighter colour than
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that of the other colour washed properties in Sinnock Square and the surrounding area.

6. To my mind the introduction of such a strong bright colour here detracts from the architectural character and appearance of number 4. Further, due to the confined area of the square, the colour as well as being overwhelming tends to reflect onto the more muted colours of the immediate neighbouring properties, thereby undermining the unity of the buildings as a group.
7. In my judgement, the redecoration of the property in this way has caused significant harm to the special architectural and historic interest of the listed building. It also appears as a discordant and unwelcome intrusion into the setting of the neighbouring listed buildings and the appearance of the conservation area.
8. I therefore conclude, in respect of the main issue, that the redecoration of the building in bright pink is contrary to the objectives of Section 12 paragraphs 132 and 137 of the National Planning Policy Framework as they relate to the preservation of the special architectural and historic interest and setting of listed buildings, and the preservation or enhancement of the character or appearance of conservation areas.
9. I appreciate that the property is located in a seaside town and therefore over time the colour may lose some of its vibrancy. However, bearing in mind the quality of modern paint and the fact that the dwelling is located in a relatively sheltered location, I am not persuaded that it would fade down to a more appropriate pastel shade before the next redecoration.
10. I acknowledge that there may well be other brightly painted buildings in the wider conservation area. Further, I agree that a freshly decorated property may well be less offensive on the eye than a property in a poor state of repair and of course the erection of scaffolding in such a confined space can be unsightly. Whatever the background to the choice of colour used elsewhere, the state of repair of other dwellings and the need to erect scaffolding to undertake any redecoration works, which would in any event be on a temporary basis, these considerations are not an appropriate justification for permitting the use of such a strong vibrant colour here.

Conclusions

11. For the reasons given above and having regard to all other matters raised, including local support for retaining the bright pink colour, I conclude that the appeal should not succeed.

Philip Willmer

INSPECTOR

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