



Appeal Decision

Site visit made on 12 July 2025

by **A U Ghafoor BSc (Hons) MA MRTPI FCI fCMgr**

an Inspector appointed by the Secretary of State

Decision date: 28th July 2025

Appeal Ref: APP/V5570/F/23/3331361

Land at 25 Gibson Square Islington London N1 0RD

- The appeal is made under section 39 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compensation Act 1991 ("the Act").
- The appeal is made by Mr Edmond Curtin against a listed building enforcement notice issued by the Council of the London Borough of Islington.
- The listed building enforcement notice was issued on 6 September 2023.
- The contravention of listed building control alleged in the notice is the painting of the front elevation basement and ground floor stucco black / dark grey, the painting of the front elevation window joinery, window and door surrounds, sills and architraves at all levels, the painting of the front elevation cornice at roof level black / dark grey, the painting of the basement internal rendered lightwell, plinth of railing and rendered wall of the entrance steps black / dark grey.
- The requirements of the notice are to paint the front elevation's stucco, window joinery, window and door surrounds, sills and architraves at all levels, the cornice at roof level, basement internal rendered lightwell, plinth of railing and rendered wall of the entrance steps back to the characteristic white paint scheme. This being three coats of a white paint matt finish for the stucco elements and three coats of a white paint gloss finish for the timber elements.
- The period for compliance with the requirements is 2 months.
- The appeal is proceeding on grounds (c) and (e) within section 39(1) of the Act.

Decision

1. The appeal is dismissed, and the listed building enforcement notice is upheld. Listed building consent is refused for the retention of the works carried out in contravention of section 9 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Reasons

2. No. 25 is listed at Grade II and lies within the Barnsbury Conservation Area (CA). The statutory list indicates that the terraced houses date back to 1828 – 1830. The block's special architectural interest is emphasised using yellow brick elevations with banded stucco at ground floor level and detailed iron balconies and railings. The significance of the listed building is derived from its individual and group value, because of its location, design and use of traditional materials. The building also has group value as part of a listed terrace which contributes to the character of Gibson Square. The appeal building and block are visible in public views.
3. In pursuing an appeal on ground (c), the principal consideration is whether there has been a breach of listed building control. This usually involves the question of whether the alleged works affect the character of the building as one of special architectural or historic interest. In that context, the nub of the appellant's argument is a simple one, namely, the work does not affect the character of the building or the terrace.
4. The alterations made to the listed building cover the painting in a dark colour of the stucco at ground floor level, the decoration of the external elevation at basement level, the painting of window and door surrounds, sills and architraves, the cornice at roof level, the internal rendered lightwell, plinth of railing and rendered wall of the entrance steps. These

features give the building, and the terrace in which it sits, its special interest. The alterations affect the character of the listed building as one of special architectural and historic interest. As such, and contrary to the appellant's arguments, listed building consent is required for the alleged work.

5. The appeal on ground (e) is that listed building consent ought to be granted for the works carried out. Section 16(2) of the Act requires that special regard be paid to the desirability of preserving the special architectural and historic interest of the listed building. The notice refers to local planning policies which reflect the statutory duties in seeking to safeguard listed buildings and the character or appearance of CAs. As such, the main issue for this ground is the effect of the works on the special architectural and historic interest of the listed building and CA.
6. I saw that some of the buildings have different coloured main doors. Nevertheless, it appears to me that the front elevations remain uniform as the white stucco at ground floor level remains intact, which is a particular feature of the terrace. The iron railings also reinforce equivalence in the external appearance of the block. The external elevations remain uniform, which is a consistent thread within the wider CA.
7. In comparison, the application of a grey colour to the front elevation draws the naked eye. The change in a dark texture of the stucco, as well as other architectural detailing of the building's frontage, has a visually discordant and jarring effect. Contrary to the appellant's arguments, the alterations result in an aesthetic that is at odds with the special architectural interest of the listed building given the nature and scale of the work. The alteration has a visually detrimental effect on the external appearance of the listed building and block and are at odds with the architectural and historic interest of the CA.

Overall conclusions

8. All the unauthorised works subject of the notice results in harm to the special interest or significance of the listed building and CA. Individually and cumulatively the harm, although serious, is less than substantial in terms of paragraph 215 of the National Planning Policy Framework. In this regard, as confirmed by the appellant, the property is in use as a dwellinghouse and is currently occupied, hence its optimum viable use is already established. Furthermore, the harms I have described, individually and cumulatively, are not outweighed by the very limited public benefits suggested by the appellant.

A U Ghafoor

INSPECTOR