



Appeal Decision

by P N Jarratt BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 16 October 2025

Appeal Ref: APP/T0355/F/23/3325855

6 Church Street, Windsor, SL4 1PE

- The application 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 appeal is made by Y & F Plus Ltd against a listed building enforcement notice issued by the Royal Borough of Windsor and Maidenhead.
 - The enforcement notice was issued on 8 June 2023.
 - The contravention of listed building control as alleged in the notice is that without listed building consent
 - (i) The removal of the fireplace and the blocking up of a chimney.
 - (ii) The subdivision of the attic room and installation of an en-suite bathroom with associated servicing
 - The requirements of the notice are:
 - (i) By hand and only using hand tools remove all subdividing walls including all timber studwork and infill, and gypsum plasterboards.
 - (ii) By hand, remove off bathroom fixtures and fittings alongside all servicing associated to the bathroom.
 - (iii) By hand, remove all tiles, modern gypsum plaster finishes including over boarding plasterboards from the walls and ceiling finishes. All walls and ceilings shall be made good using a traditional lime haired plaster, to be applied to riven/split laths using a three-coat system as detailed within the informative included with the notice.
 - (iv) By hand and, only using hands tools, re-open the original fireplace opening. If retained on site, reinstate the historic fireplace surround and firebox piece. If the fireplace surround and firebox piece have not been retained, a new fireplace surround to replicate that shown under Appendix A shall be installed and a new cast iron inset piece as shown in Appendix B should be installed.
 - The period for compliance with the steps is 6 months.
 - The appeal is made on the grounds set out in section 39(1) (h)
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Decision

1. It is directed that the listed building enforcement notice be varied by the deletion of 6 months and its substitution with 12 months as the period for compliance. Subject to these variations, the listed building enforcement notice is upheld.

Preliminary Matter

2. As the issues in this appeal are straight forward in that the Council does not object to a longer compliance period, it was not necessary for me to carry out a site visit.

Reasons

3. The appeal property is a Grade II* listed building within the Windsor Town Centre Conservation Area. It has an extensive planning history
4. An appeal on ground (h) is that the compliance period specified in the notice is too short to what should be reasonably be allowed.

5. The appellant accepts that the unauthorised works to the listed building should be rectified but requests a compliance period of 12 months to carry out the works. This would enable the appellant to prepare and submit an application for listed building consent for an alternative solution to the third floor bathroom and to agree details for the fireplace.
6. An application 23/01851/LBC was submitted in September 2023 for internal alterations and in the light of this the Council raises no objection to a 12 month compliance period, pointing out that such a period would allow the application to be decided and any appeal submitted in the event of a refusal. I note that the application was subsequently refused but I am unaware of any subsequent appeal, or whether the works subject to the notice have been carried out since that time.
7. I consider that extending the compliance period to 12 months is reasonable in order to carry out the necessary works.

Conclusion

8. For the reasons given above, I conclude that the appeal on ground (h) should succeed. I shall uphold to the listed building enforcement notice with variations.

P N Jarratt

INSPECTOR