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## Appeal Decision

Site visit made on 2 December 2025

**by Simon Hand MA**

an Inspector appointed by the Secretary of State

Decision date: 8<sup>th</sup> December 2025

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**Appeal Ref: APP/T5150/F/24/3339534**

**The Green Man Public House, 109 High Street, LONDON, NW10 4TS**

- The appeal is made under section 39 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).
  - The appeal is made by Mr Marco Vasconcelos against a listed building enforcement notice issued by the Council of the London Borough of Brent.
  - The enforcement notice was issued on 18 January 2024
  - The contravention of listed building control alleged in the notice is: without listed building consent the erection of an enclosure to the front of the premises.
  - The requirements of the notice are: STEP 1 Completely and permanently remove the unauthorised enclosure to the front of the premises and restore the land back to its original condition before the unauthorised development took place. STEP 2 Remove all associated waste, debris, items and materials, resulting from compliance with Step 1, from the premises.
  - The period for compliance with the requirements is 1 months.
  - The appeal is made on the ground set out in section 39(1) (e) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended.
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### 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).

### The Appeal on Ground (e)

2. This ground is that consent should be granted for the matters alleged. The Green Man is an attractive pub, with an interesting façade. Described in the listing as “wide, flat stuccoed arches” and by the Council as “Dutch inspired”, it is listed for its group value. Quite clearly the unusual and arresting frontage is one of the key elements of the building’s significance.
3. The appellant has created a seating area in front of the pub with three large umbrellas providing shade and shelter. This is a perfectly usual accompaniment to urban pubs, but unfortunately has been achieved by separating the pavement from the sitting area with plastic ‘wooden’ walls. The horizontal emphasis bears no relationship to the façade of the pub, and if it has been designed would appear to have been designed for another building entirely.
4. I can understand it provides a cheap and simple expedient to create the sitting area, but in front of listed buildings rather more care and thought is required. I can only agree with the Council that it is awkward and discordant, and masks much of the frontage that is one of the key features of the listed building. Consequently, consent should not be granted and I shall dismiss the appeal and uphold the notice.

*Simon Hand*

INSPECTOR