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## Appeal Decision

Site visit made on 1 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/R5510/F/24/3349848

### 50 Windsor Street, UXBRIDGE, UB8 1AB

- 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 Akbar Shoghi against a listed building enforcement notice issued by the Council of the London Borough of Hillingdon.
  - The enforcement notice was issued on 9 July 2024
  - The contravention of listed building control alleged in the notice is: without listed building consent the execution of alterations and works to the Listed Building (shown in the approximate position hatched in blue on the site plan): namely:
    - (a) The installation of fascia sign.
    - (b) The installation of barber pole affixed onto the left side pilaster.
    - (c) The installation of roller shutter.
    - (d) The installation of shop front.
    - (e) The Installation of metal staircase to external rear wall.
    - (f) The installation of ground floor Internal suspended ceiling with box light and down light.
  - The requirements of the notice are: (i) remove the fascia sign indicated A on the attached photograph. (ii) Remove the barber pole indicated B on the attached photograph. (iii) Remove the roller shutter indicated C on the attached photograph. (iv) Reinstate the preexisting shop front indicated D with reference to the attached photograph and drawing labelled PI 7/01033/MET/EXT/ELE/M2/B/001 Rev. 01 submitted with planning permission reference 74736/APP/2019/1174.
    - You must do the following, but not be limited to:
      - Reinstate the stallriser of timber construction which shall be painted black.
      - Reinstate the bronze steel window surrounds (which includes mullions).
      - Reinstate single glazed windows.
      - Reinstate the 3/4 glazed door of timber construction with single glazing which shall be painted black.
      - The door furniture shall be brass, this applies to the letter box, door handle, keyhole cover and kick plate.
    - (v) Remove the metal staircase affixed on to the external rear wall indicated E on the attached photographs. (vi) Remove the internal suspended ceiling with box light and down light indicated F on the attached photograph. Please refer to Appendix 1 for reference regarding pre-existing ceiling.
  - The period for compliance with the requirements is 6 months.
  - The appeal is made on the ground set out in section 39(1) (e) and (h) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended.
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### Decision

1. The appeal is allowed insofar as it relates to the installation of metal staircase to external rear wall and the installation of ground floor Internal suspended ceiling with box light and down light and listed building consent is granted for these works at 50 Windsor Street, Uxbridge. The appeal is dismissed and the listed building enforcement notice is upheld insofar as it relates to the installation of fascia sign; the installation of barber pole affixed onto the left side pilaster; the installation of roller shutter; and the installation of shop front and 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).

### **Preliminary Matters**

2. An application for listed building consent was granted in 2019 for various works including a rear metal staircase to provide access to new residential units on the first floor. However, the staircase installed is not that shown on the plans, and subsequently, further works were carried out to the shopfront that form the bulk of the appeal.
3. The appellant accepts the roller shutter and barber pole are not appropriate and also that the internally illuminated fascia sign is harmful and so does not seek consent for these three items. The appeal thus turns on the new shop front, the external staircase and the suspended ceiling and lighting.

### **The appeal on Ground (e)**

4. This ground is that listed building consent should be granted for the matters alleged. The external staircase provides access to the rear of the building and is affixed to the new rear extension granted consent in 2019. As the appellant points out it does not touch the original fabric of the listed building but sits in the rear yard close to, but not touching a tall side wall. It is not clear from the plans provided where the staircase should be, but given the narrow confines of the yard it is difficult to see how moving it would improve the situation. I do not think it has any impact on the special architectural or historic interest of the listed building and shall grant consent accordingly.
5. The original shopfront was a bookshop and had been in place for many years. I noted nearly all the shopfronts in the immediate vicinity were of a similar design, with timber stall risers (separating the bottom of the shop window from the pavement) and narrow metal window surrounds and traditional doors which are  $\frac{3}{4}$  glazed. The new shopfront is resolutely modern, all glass and thick, modern window and door frames. It stands out as a modern intrusion and separates the shop from its surroundings.
6. It is accepted the building is highly significant in the street frontage, not least because of its size, which draws attention to it. This makes the new modern shop front more conspicuous and adds to the harm. Although in terms of the NPPF the harm is less than substantial, it is towards the middle of the scale and there are no public benefits to outweigh the harm. The new shop front clearly affects the special architectural or historic interest of the listed building.
7. The internal works are indeed assertive and contemporary, but then the entire inside has been redecorated as a glitzy modern barber. The old bookshop interior may well have been more pleasing, but the issue is whether the new interior affects the special architectural or historic interest of the building. In this case that interest is largely confined to its exterior and I have no evidence that any historic fabric was removed by the internal works or what the interior contributes to the quality of the building. Given it is a commercial unit which could house any sort of operation, it does not seem reasonable to try and exert control over what amounts to a question of aesthetic taste. and I shall thus grant consent for the ceiling and lights.

8. It follows the works I am granting consent for are not contrary to the Council's policies DMHB2 (Listed buildings).

**Conclusion**

9. I shall issue a split decision, upholding the notice for all matters except for the external stair and the internal ceiling and lights. Given that replacing the shopfront may well require closing the barbers for a while I shall extend the compliance period as requested but only to 9 months, which should provide a reasonable period within which to programme the works required.

*Simon Hand*

INSPECTOR