



Appeal Decision

Site visit made on 3 February 2026

by **John Braithwaite BSc(Arch) BArch(Hons) RIBA MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 04 February 2026

Appeal Ref: APP/C3430/F/24/3350323

The Kings Repose, New Road, Featherstone, South Staffordshire WV10 7NW

- 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 appeal is made by Mr Lewis Price against a listed building enforcement notice issued by South Staffordshire District Council.
- The listed building enforcement notice was issued on 2 August 2024.
- The contraventions of listed building control alleged in the notice are;
 - i. The South Elevation
 - a) Installation of 6 (six) white UPVC double glazed windows to the ground floor.
 - b) Installation of 5 (five) white UPVC double glazed windows to the first floor.
 - c) Installation of 2 (two) satellite dishes.
 - d) Installation of 4 (four) plastic downpipes and connected plastic cross pipes (Identified in red in the image at Appendix 1 annexed to this Notice).
 - e) Installation of plastic guttering.
 - f) Installation of white utilities box (Circled green in the image at Appendix 1).
 - g) Installation of 2 (two) security lights with additional security light or sensor (Circled yellow in the image at Appendix 2).
 - h) Installation of a CCTV camera (Circled pink in the image at Appendix 2).
 - i) Installation of an alarm box (Circled blue in the image at Appendix 3).
 - j) Installation of a large extraction ventilation box (Shown in the image at Appendix 4).
 - ii. The North Elevation
 - a) Installation of 4 (four) white UPVC double glazed windows to the ground floor.
 - b) Installation of 5 (five) white UPVC double glazed windows to the first floor.
 - c) Installation of 2 (two) plastic downpipes (Identified in red in the image at Appendix 5).
 - d) Installation of plastic guttering.
 - iii. The North Elevation East Wing
 - a) Installation of 2 (two) plastic downpipes (Identified in red in the image at Appendix 6).
 - b) Installation of plastic guttering.
 - iv. The East Elevation
 - a) Installation of brown UPVC door and frame.
 - b) Installation of iron security gates.
 - c) Installation of 3 (three) air conditioning units.
 - d) Installation of 3 (three) plastic downpipes (Identified in red in the images at Appendix 7).
 - e) Installation of plastic guttering.
 - f) Installation of CCTV Camera (Circled pink in the image at Appendix 8).
 - v. The West Elevation
 - a) Installation of 1 (one) white UPVC double glazed window to the ground floor.
 - b) Installation of 2 (two) white UPVC double glazed windows to the first floor.
 - c) Installation of security light (Circled yellow in the image at Appendix 9).
 - d) Installation of 4 (four) white utilities boxes (Circled green in the image at Appendix 9).
 - e) Installation of CCTV camera (In the image at Appendix 10).
- The requirements of the notice are;
 - i. The South Elevation
 - a) Remove the 6 (six) white UPVC double glazed windows to the ground floor and replace with flush timber casement windows (to be finished in white) with integral glazing bars as per the layout of the existing windows. The new windows are to be fitted within the existing openings. Double glazed units should have a maximum thickness of 12mm in order to

- keep the glazing bar thickness to a minimum. Warm edge spacer bars (to keep the panes apart) finished in white should be used in order to minimise the visual impact.
 - b) Remove the 5 (five) white UPVC double glazed windows to the first floor and replace with flush timber casement windows (to be finished in white) with integral glazing bars as per the layout of the existing windows. The new windows are to be fitted within the existing openings. Double glazed units should have a maximum thickness of 12mm in order to keep the glazing bar thickness to a minimum. Warm edge spacer bars (to keep the panes apart) finished in white should be used in order to minimise the visual impact.
 - c) Remove the 2 (two) satellite dishes.
 - d) Replace the 4 (four) plastic downpipes and connected plastic cross pipes (identified in red in the image at Appendix 1) with black painted aluminium or metal downpipes.
 - e) Replace the plastic guttering with black painted aluminium or metal guttering.
 - f) Paint the white utilities box, (circled green in the image at Appendix 1) with brown paint to match the existing brickwork.
 - g) Remove the 2 (two) security lights and the additional security light/sensor. (Circled yellow in the image at Appendix 2).
 - h) Remove the CCTV camera (circled pink in the image at Appendix 2) and replace with a small black bubble type CCTV of the type shown in the image at Appendix 11.
 - i) Remove the alarm box (circled blue in the image at Appendix 3) and replace with a smaller less obtrusive alarm box of the type shown in the image at Appendix 12.
 - j) Paint the large extraction ventilation box black that is shown in the image at Appendix 4.
- ii. The North Elevation
 - a) Remove the 4 (four) white UPVC double glazed windows to the ground floor and replace with flush timber casement windows (to be finished in white) with integral glazing bars as per the layout of the existing windows. The new windows are to be fitted within the existing openings. Double glazed units should have a maximum thickness of 12mm in order to keep the glazing bar thickness to a minimum. Warm edge spacer bars (to keep the panes apart) finished in white should be used in order to minimise the visual impact.
 - b) Remove the 5 (five) white UPVC double glazed windows to the first floor and replace with flush timber casement windows (to be finished in white) with integral glazing bars as per the layout of the existing windows. The new windows are to be fitted within the existing openings. Double glazed units should have a maximum thickness of 12mm in order to keep the glazing bar thickness to a minimum. Warm edge spacer bars (to keep the panes apart) finished in white should be used in order to minimise the visual impact.
 - c) Remove the 2 (two) plastic downpipes, (identified in red in the image at Appendix 5), with black painted aluminium or metal downpipes.
 - d) Replace the plastic guttering with black painted aluminium or metal guttering.
- iii. The North Elevation East Wing
 - a) Remove the 2 (two) plastic downpipes, (identified in red in the image at Appendix 6) and replace with black painted aluminium or metal downpipes.
 - b) Remove the plastic guttering and replace with black painted aluminium or metal guttering.
- iv. The East Elevation
 - a) Remove the brown UPVC door and frame and replace with new solid timber door. To be painted to match the colour of the existing frame.
 - b) Remove the top detailing from the iron security gates (shaded blue in the image at Appendix 7) and paint all existing gold detailing black.
 - c) Screen the 3 (three) air conditioning units with timber screen straight edged fencing painted black to disguise it against the existing building. The fencing should not project above the lowest horizontal timber on the elevation.
 - d) Replace the 3 (three) plastic downpipes (Identified in red in the images at Appendix 7) with black painted aluminium or metal downpipes.
 - e) Replace the plastic guttering with black painted aluminium or metal guttering.
 - f) Replace the CCTV Camera (circled pink in the image at Appendix 8) with a small black bubble type CCTV of the type shown in the image at Appendix 11.
- v. The West Elevation
 - a) Remove the 1 (one) white UPVC double glazed windows to the ground floor and replace with flush timber casement windows (to be finished in white) with integral glazing bars as per the layout of the existing windows. The new windows are to be fitted within the existing openings. Double glazed units should have a maximum thickness of 12mm in order to keep the glazing bar thickness to a minimum. Warm edge spacer bars (to keep the panes apart) finished in white should be used in order to minimise the visual impact.

- b) Remove the 2 (two) white UPVC double glazed windows to the first floor and replace with flush timber casement windows (to be finished in white) with integral glazing bars as per the layout of the existing windows. The new windows are to be fitted within the existing openings. Double glazed units should have a maximum thickness of 12mm in order to keep the glazing bar thickness to a minimum. Warm edge spacer bars (to keep the panes apart) finished in white should be used in order to minimise the visual impact.
 - c) Remove the security light, (circled yellow in the image at Appendix 9).
 - d) Paint the 4 (four) white utilities boxes, (circled green in the image at Appendix 9), with brown paint to match the existing brickwork.
 - e) Remove the CCTV camera, (shown in the image at Appendix 10), and replace with a small black bubble type CCTV of the type shown in the image at Appendix 11.
 - The periods for compliance with the requirements is one year for i., two years for ii. and three years for iii, iv and v.
 - The appeal is made on the grounds set out in section 39(1)(a) and (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.

Preliminary Matters

2. An application for an award of costs has been made by South Staffordshire District Council against Mr Price. This application is the subject of a separate decision.

Reasons

The ground (a) appeal

3. The Kings Repose is a restaurant which, together with two cottages, has been created by the conversion of a range of former farm buildings that is a Grade II listed building. Buildings are listed because they are of special architectural or historic interest and a ground (a) appeal is made when the Appellant claims that the listed building that is the subject of an appeal is not of special architectural or historic interest. The Appellant has put forward no evidence, and has made no submissions, to support such a claim. The ground (a) appeal thus fails.

The ground (e) appeal

4. A ground (e) appeal is made when the Appellant claims that listed building consent ought to be granted for the works that are the subject of the listed building enforcement notice. The submissions made under this ground relate only to the unauthorised white UPVC windows that have been installed; which are required to be replaced by white painted timber windows. The submissions do not mention any other unauthorised works such as plastic gutters and downpipes, air conditioning and ventilation units, utility boxes, satellite dishes, CCTV cameras, and security lights.
5. The Appellant has suggested that “Replacing these pvc windows to timber and painting white would not justify restoring the character as the window sections will be the same and not enhance the character.both timber and pvc are intrinsic to one another”. Timber and UPVC are, fundamentally, not intrinsic to each other. Timber is a natural material that has been used for joinery purposes for many centuries. UPVC, unplasticized polyvinyl chloride, is a by-product of oil refinery and is a modern material that has been used in the manufacture of windows and doors from the 1980s. White painted timber has a different surface finish to white UPVC, jointing techniques are different, and timber sections are not the same as those in UPVC.

6. No other matters mentioned by the Appellant are relevant to the ground (e) appeal. The works set out in the listed building enforcement notice affect the character and architectural and historic interest of the listed building. Though the Development Plan is not a statutory consideration in matters relating to listed building consent, it is worth noting that the works as carried out conflict with policies EQ3 and EQ11 of the South Staffordshire Core Strategy. The ground (e) appeal thus fails.

7. Paragraph 215 of the National Planning Policy Framework states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset the harm should be weighed against the public benefits of the proposal. The harm that has been caused to the listed building by the unauthorised works is less than substantial but there are no public benefits to be weighed against the harm caused.

John Braithwaite

Inspector