

# Appeal Decision Report

20 November 2021 - 16 December 2021

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Royal Borough  
of Windsor &  
Maidenhead

Windsor and Ascot

**Appeal Ref.:** 21/60040/ENF      **Enforcement Ref.:** 16/50344/ENF      **Plns Ref.:** APP/T0355/F/21/3271323

**Appellant:** Leopard Ventures Ltd Meat At The Parish 10 High Street Windsor SL4 1LD

**Decision Type:** Enforcement Notice      **Officer Recommendation:**

**Description:** Appeal against the Enforcement Notice: Replacement shop front and display of adverts without listed building consent.

**Location:** **Casa Del Sole 10 High Street Windsor SL4 1LD**

**Appeal Decision:** Dismissed      **Decision Date:** 24 November 2021

**Main Issue:** Under the ground (c) appeal the Inspector concluded that the advertisements, including the menu box have been affixed to the front of the building and as such have altered its appearance. Having seen the signs in situ there is no doubt that the installation of the signage has affected the character of the building as a building of special architectural interest. There is no LBC in place for these works, and it follows therefore, that a contravention of the Act has occurred. The appeal on ground (c) fails. Regarding the deemed application for listed building consent, the Inspector concluded that the advertisements alleged in the notice do not preserve the special architectural and historic interest of the building. In addition, they detract from the character and appearance of the Conservation area. In the context of the significance and special interest of the assets as a whole, and in the language of the Framework, the harm would be less than substantial. Because the harm is less than substantial, paragraph 202 of the Framework says that this harm should be weighed against the public benefits of the proposal, including securing its optimum use. There are no public benefits which would outweigh the considerable importance and weight to be given to the harm to the heritage assets. As such, the works do not comply with paragraph 202 of the Framework and would conflict with the design and heritage aims of Policies LB2 and CA2 of the Royal Borough of Windsor and Maidenhead Local Plan 1999. The Inspector concluded therefore that the appeal on ground (e) fails and listed building consent is refused.

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## Planning Appeals Received

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### Windsor and Ascot

The appeals listed below have been received by the Council and will be considered by the Planning Inspectorate. Should you wish to make additional/new comments in connection with an appeal you can do so on the Planning Inspectorate website at <https://acp.planninginspectorate.gov.uk/> please use the PIns reference number. If you do not have access to the Internet please write to the relevant address, shown below.

**Enforcement appeals:** The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN

**Other appeals:** The Planning Inspectorate Temple Quay House, 2 The Square Bristol BS1 6PN

**Ward:**  
**Parish:** Windsor Unparished  
**Appeal Ref.:** 21/60076/REF      **Planning Ref.:** 21/01674/FULL      **PIns Ref.:** APP/T0355/D/21/3285167  
**Date Received:** 2 December 2021      **Comments Due:** Not applicable  
**Type:** Refusal      **Appeal Type:** Householder Appeal  
**Description:** New front boundary treatment including a sliding vehicular entrance gate, garage conversion, part first and second floor front/side extension with front undercroft, single storey side/rear extension, new roof over the existing dwelling, x1 front dormer, new front rooflights, x3 rear dormers and alterations to fenestration.  
**Location:** 11 Bolton Avenue Windsor SL4 3JD  
**Appellant:** Mrs Imme Davies **c/o Agent:** Mrs Caroline Longman Longman Planning Consultancy 20 Greetham Road Aylesbury HP21 9BS