

Enforcement Delegated Report

Receipt date:

Officer

Gary Bakall

Enforcement Case

EN19/0302

Breach Address

15 Grove Terrace, London, NW5 1PH

Photos & Other material**Authorised Officer Signature**

31/07/2019

Alleged Breach

Large white letters saying 'Grenfell Murder' painted on to front slope of the slate roof

Recommendation(s):

That the Head of Legal Services issues a Listed Building Enforcement Notice under section 38 of the Town & Country Planning Act 1990 as amended, requiring the permanent removal of all white paint from the front roof slope and officers be authorised in the event of non-compliance to prosecute under section 42 or appropriate power and/or take direct action under section 178 in order to secure cessation of the breach of planning control.

Priority:

P3

Site Description

A three-storey Georgian terrace property with lower ground floor and loft space constructed circa 1750, located on the Eastern side of Grove Terrace. The property and wider terrace have large rear gardens and front gardens and are set behind a large tree lined grass verge separating them from Highgate Road. The property is a single family dwelling house, is within the Dartmouth Park Conservation Area and is Grade II* Listed.

Investigation History

This matter relates to the words 'Grenfell Murders' written on the front slope of the old slate roof in white paint. As the application of colour to a Listed Building requires Listed Building Consent a planning enforcement case was opened. The Council has received complaints previously about banners being displayed outside this property. Although these banners are of a political nature they are still require Listed Building and Advertisement Regulations Consent. The banners are temporary in nature and removed relatively quickly. Despite numerous letters the owner has not responded to the Council. It is considered that because of the clear harm the large white letters have on the special historic character of the property and the damage to the historic slate roof that a Listed Building Enforcement Notice be issued to ensure the paint is removed and not applied again.

Relevant policies / GPDO Category

National Planning Policy Framework 2012

The London Plan 2016

Camden Local Plan 2017- Policy D2, Heritage

Camden Planning Guidance - CPG1 (Design) 2019

Dartmouth Park Conservation Area Appraisal and Management Statement 2009

Assessment

Planning history: There is no relevant planning history

Issues:

The main issue with this case is the harm to the special historic and architectural character of the Grade II* listed building by painting large white letters on to the front slope of the old slate roof.

The property like most of the rest of the terrace has fair-faced brickwork, painted timber sash windows and a slate mansard roof with dormers. Although a little in poor condition it is largely unaltered and retains its simple classical Georgian proportions and detailing and is a fine example of a Georgian terraced property. The property is Grade II* listed, this and Grade I listed properties are considered of outstanding architectural or historic interest and of particularly great importance to the nation's heritage and make up just 6% of all listed buildings with Grade II making up the rest.

The large white painted letters spelling out 'GRENFELL MURDERS' appear painted directly on to the slates forming the front slope of the mansard roof. The letters can only be viewed in the mid distance from Highgate Road because of the shallow roof slope and the mansard roof being set back behind a low parapet wall. The crude white lettering appears as a visually jarring and alien feature totally out of keeping with the historic heritage of the property and harmful to the appearance of the property, and the appearance and rhythm of the wider terrace (all of which is Grade II listed) and the Dartmouth Park Conservation Area.

The painted letters are a bright and incongruous feature that cause detrimental harm to the visual appearance and special historic character of the property, the terrace and this part of the Dartmouth Park Conservation Area.



Recommendation:

That the Head of Legal Services issues a Listed Building Enforcement Notice under section 38 of the Town & Country Planning Act 1990 as amended, requiring the permanent removal of all white paint from the front roof slope and officers be authorised in the event of non-compliance to prosecute under section 42 or appropriate power and/or take direct action under section 178 in order to secure cessation of the breach of planning control.

The notice shall allege the following alleged breach of planning control:

Unauthorised alteration to a Grade II* listed building through the painting of large white letters on to the front, slate roof slope

WHAT ARE YOU REQUIRED TO DO:

1. Permanently remove all white paint from the front slope of the slate roof;
2. Make good any damage including restoring slates to original colour.

PERIOD OF COMPLIANCE:

2 months

REASONS WHY THE COUNCIL CONSIDER IT EXPEDIENT TO ISSUE THE NOTICE:

The white painted letters result in visual harm to the special architectural and historic character of the property and wider terrace, all of which is listed Grade II*, by reason of its bright colour and incongruous appearance and is therefore contrary to policy D2 (Heritage) of Camden Local Plan 2017 and advice in Camden Planning Guidance (Design) 2019.