

# HISTORIC BUILDINGS PROSECUTION FINES NATIONAL DATABASE - LEAGUE TABLE [A]

Latest update: 7 June 2018

Outline details of offences under S9 and S59 of the Planning [Listed Buildings & Conservation Areas] Act 1990 (or earlier equivalent) given where known; & substantially increased penalties provided for under the Planning & Compensation Act 1991. This table is not exhaustive - merely a guide to past known case outcomes. Other cases would be welcomed with supporting information where possible.

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| <u>Fine [£]</u>      | <u>Costs [£]</u> | <u>Works</u>   | <u>Local Authority</u>  | <u>Court</u> | <u>Date</u> | <u>Source</u> |
|----------------------|------------------|--|-------------------------|--------------|-------------|---------------|
| 200,000              | 13,000           | Partial demolition, Stelvio House, Bassaleg Road, Newport, Gwent [Grade II]<br>Owners McCarthy & Stone pleaded guilty to unauthorised alteration one day after building spot-listed.<br>Judge concluded owners guilty of 'cynical commercial act'. Fine represented likely profit of redevelopment.  | Newport CBC             | C            | 03/98       | LPA           |
| 123,000              | 80,000           | Unauthorised alterations, Priest House, Hellingly, East Sussex [Grade II]<br>Involved 'irreversible changes inc. creation of full height entrance hall by removal of ceilings & partitions etc.<br>Two owners, one former Chair of Wealden Planning Committee fined on six counts & four counts respectively.  | Wealden DC              | M            | 05/17       | LPA           |
| 120,000 <sup>1</sup> | 100,000          | Demolition of house, 39 Cloncurry Street, Fulham, London [Unlisted in CA]<br>Owner builder sought PP for extension in 2007 but demolished claiming stave of collapse before the application was determined.<br>Defendant's own costs estimated at £300,000 plus.   | Hamersmith & Fulham LBC | C            | 12/11       | LPA           |
| 95,000               | 32,500           | Unauthorised internal and external alterations, 4 & 5 Park St, Windsor [Grade II*]<br>Interim injunction granted stop work & £7,000 costs awarded to LPA.<br>Development company pleaded guilty to 21 of 31 counts.  | Windsor & Maidenh'd RBC | C            | 04/07       | LPA           |
| 80,000 <sup>2</sup>  | 42,500           | Demolition of one half of semi-detached villa, 6 Trafalgar Road, Twickenham [Unlisted in CA]<br>Individual owner not developer. Redevelopment in replica intended would save VAT. Guilty plea.<br>Defendant found to be 'grossly negligent'. Local planning authority and neighbours never told of the defendant's true intentions.                        | Richmond on Thames LBC  | C            | 07/11       | LPA           |
| 70,000               | 3,200            | Total demolition of cottages, 46-48 London Road, Chatteris, Cambridgeshire [Grade II]<br>Owners fined £68,000 between them & company £2,000<br>Fine based on the estimated value of the site after demolition.   | Fenland DC              | C            | 1989        | LPA           |
| 60,000               | 240,000          | Unauthorised alterations to walls, floors & ceilings etc. Llanwenarth House, nr. Govilon, Monmouthshire [Grade II*]<br>House built 1532, listed 1956. LPA became aware of works in 2009. Warrant required to gain access 2012.<br>Owner Kim Davies repeatedly warned to stop work, pleaded guilty to five charges, faced jail if not paid within 6 months. | Brecon Beacons NPA      | C            | 08/15       | The Times     |
| 58,000               | 35,000           | Unauthorised partial demolition, 99 Star Street, Bayswater, London (Grade II)<br>Removal of c.1830s butterfly roof, walls chimney breasts, external stacks despite written & verbal warnings to stop work.<br>Joint owners fined £27,000 with £15,000 costs each on 4 counts. Structural engineer fined £4,000 with £5,000 cost on one count.              | Westminster CC          | M            | 07/16       | ES            |
| 56,000               | 11,297           | Total demolition of 17/18 & 19 North Bar, Banbury, Oxon [Unlisted in CA]<br>Persimmon Homes (W Midlands & contractor pleaded guilty to two offences fined £15K & £12K respectively.<br>Mitigation of demolition in good faith accepted (health & safety) otherwise remit to Crown Court for sentencing.  | Cherwell DC             | M            | 02/05       | LPA           |
| 48,000               | 6,635            | Unauthorised alterations including removal of walls, cornices, skirtings etc, Cark Manor, Cartmel, Cumbria [Grade II]<br>Tangerine Holdings Ltd pleaded guilty to five charges. Reduced from £52,000 in appeal<br>Owners warned to stop work but continued despite LBENs being issued. LBEN quashed on appeal 02/08.                                       | South Lakeland DC       | M            | 04/07       | LPA           |
| 46,680               | 36,000           | Unauthorised alterations to Copt Hewick Hall, in Copt Hewick, near Ripon (Grade II)<br>Six offences, owner pleaded guilty & fined £26,010, contractors fined £14,010; and each respective company also fined.<br>Works carried out over 17 months despite repeated requirement to cease works.   | Harrogate BC            | M            | 04/13       | LPA           |
| 45,000               | 28,278           | Unauthorised removal of auditorium floor, Regal Cinema, Richmond Rd, Kingston on Thames (Grade II)<br>Sole director & trader owner pleaded guilty. Fine reduced by £5,000 accordingly.<br>Assets restrained pending trial therefore given 8 months to pay or face 18 month jail sentence.  | Kingston on Thames RBC  | C            | 04/13       | LPA           |

<sup>1</sup> Reduced to £50,000 and £40,000 costs on appeal

<sup>2</sup> Reduced to £33,000 at the Court of Appeal 07/03/2012

|        |                     |  |                          |   |       |            |
|--------|---------------------|--|--------------------------|---|-------|------------|
| 45,000 | 14,000              | Unauthorised alterations to house, Wildwood Road, Barnet, [Grade II]<br>Building of two large conservatories, removing inside walls, original staircase and doors etc<br>Owners & architect continued despite warning to stop work. Owner pleaded guilty   | Barnet LBC               | M | 01/15 | LPA        |
| 45,000 | 5,000               | Substantial demolition of two lodges, Hanover House, Outer Circle, Regent's Park, London [Grade II]<br>Architect Quinlan Terry fined £25,000 after pleading guilty to three offences of unauthorised alts & not complying with conditions.<br>Contractors Walter Lilly & Co fined £20,000 for unauthorised alterations to Lodges by John Nash c.1827 | Westminster CC           | M | 10/07 | LPA        |
| 40,550 | 32,145              | Six S.9 offences & two S.59 offences, Somerford Hall, Stables & Gazebo, Brewood, Staffs [Grades II* & II]<br>Removal of features, replacement of materials, inappropriate re-pointing etc<br>Owner pleaded guilty. Ranges of fines for various offences £500 to £10,000.   | S Staffordshire DC       | M | 12/02 | LPA        |
| 40,350 | 3,580               | Failure to comply with Enforcement Notice, unauthorised roof extension, 104 Portland St, London [Unlisted in CA]<br>Fine £15,000 + £25,350 under Proceeds of Crime Act. Case brought under Planning Act but in Conservation Area.<br>Owner faced jail of 15 months if failing to pay within 3 months.  | Kensington & Chelsea LBC | M | 07/14 | LPA        |
| 40,000 | 9,000               | Part demolition & extensive alterations 'The Gondra', Shirenewton, Chepstow, Monmouthshire [Grade II]<br>Works to make way for swimming pool and garage, many unsympathetic additions.<br>Fine reflected the fact that £450,000 had needed to be spent to remediate the changes.   | Monmouth C               | C | 09/08 | LPA        |
| 37,000 | 3,000               | Total demolition of caretaker's cottage (designer Erno Goldfinger), Brandlehow School, Wandsworth [Grade II]<br>Consent for demolition refused 2002. Sole company director Rajiv Laxman warned during partial demolition but continued.<br>Building required to be completely rebuilt in facsimile according to Goldfinger's original drawings       | Wandsworth LBC           | M | 11/07 | LPA        |
| 34,600 | 9,900               | Unauthorised works to curtilage bldg. & part demolition of curtilage wall, Laverton Grange, nr Ripon, North Yorks [Grade II]<br>Owner fined £20,000, owner's wife £8,000, architect £6,600 (discounted for early guilty plea)<br>Four offences & defendants required to meet all Council costs at £3,300 each  | Harrogate BC             | M | 03/17 | LPA        |
| 27,900 | 27,000              | Unauthorised internal alterations to c.1820 house, Castle Moat House, Drury Lane, Lincoln [Grade II]<br>Company, company director & site manager all pleaded guilty to six offences fined £12K, £12K & £3.9K respectively<br>Works included removal of wall plaster, ceilings, cornices, roof structure etc,   | Lincoln CC               | M | 01/17 | Lincolnist |
| 25,000 | 5,402               | Illegal cement rendering of C18 red brick elevations, Palace House, Newmarket [Grade I]<br>Fine stemmed from breaking an injunction to halt unauthorised work & Contempt of Court<br>Defendant was owner of a property investment company. Disappeared - fine & costs not paid.  | Forest Heath DC          | H | 1991  | JPL 06/90  |
| 22,500 | 16,015 <sup>3</sup> | Unauthorised external & internal alterations, 3 Church Street, Twickenham (Grade 2)<br>Defendant Alan Bernard pleaded guilty to 6 offences and 5 TICs, otherwise fine could have been £30K<br>Fines inc. £10K for inappropriate re-pointing & internal works to cornices, fireplaces, ceiling rose & shutters @ £2.5K each                           | Richmond on Thames LBC   | M | 10/09 | LPA        |
| 22,000 | 25,000              | Non-compliance with 3 Listed Building Enforcement Notices, 2 The Ball, Dunster, Somerset [Grade II]<br>Unauthorised works included cutting main roof timbers; removal of staircase & insertion of new; removal of doors & doorways.<br>Despite guilty plea, magistrates stated the fine reflected the owner's disregard for the planning system.     | Exmoor NPA               | M | 10/11 | LPA        |
| 21,500 | 2,640               | Demolition of curtilage building & alterations to two others, Anstey Hall Farm, Trumpington, Cambs [Unlisted]<br>Defendant appealed against sentence but not conviction.<br>Crown Court waived the fine but required defendant to re-erect building & this was done.   | Cambridge CC             | M | 1992  | LPA        |
| 21,000 | 7,306               | Unauthorised removal of 8 windows, Sir Christopher Wren Hotel, Windsor, Berkshire [Grade II*]<br>Hotel fined £18K reduced to £12.6K for guilty plea; Savona Hotels Ltd £12K reduced to £8.4K for guilty plea<br>With victim surcharge x2, both companies' combined ordered to pay £27,546 within 56 days   | Windsor & Maidenhead RCC | M | 04/18 | LPA        |
| 21,000 | N/S                 | Unauthorised demolition of buildings, Former Market Yard, Fivemiletown, Northern Ireland (BPN in force)<br>Owner K G Trotter fined £15,000. Demolition contractor McAloon Contracts Ltd fined £6,000<br>BPN served 28 Feb 2008 but building demolished by 4 Mar 2008.  | Planning Service NI      | M | 11/09 | DoE(NI)    |
| 20,000 | 4,000               | Total demolition, 33 Union Street, Southwark, London [Grade II]<br>Owner fined £10,000 personally and £10,000 on behalf of his company.<br>Appeal to Crown Court dismissed. Judge stated he would have <u>increased</u> fine if it had been within his power.  | Southwark LBC            | M | 05/99 | LPA        |

<sup>3</sup> Defendant appealed sentence but strongly advised to abandon this by the Judge because of seriousness of the offence and Crown Court's ability to increase the sentence. Sentence upheld but LPA's £10,000 costs defending the appeal added to the original £6,015 costs.

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|--------|--------|--|----------------------|---|-------|-------------------|
| 20,000 | 2,000  | Unauthorised alterations to The Manor Farmhouse, Lady Lane, Haydon Wick, Swindon [Grade II]<br>Demolition of two curtilage walls & breaching holes in the fabric of the building to insert extractor fans.<br>Dudley Breweries pleaded guilty to four offences and fined £5,000 on each.   | Swindon BC           | M | 05/98 | LPA               |
| 18,500 | N/S    | Unauthorised alterations, 69-75 Main Street, Fivemiletown, Northern Ireland<br>Owner fined £15K and Contractor fined £6K<br>Owner only had fine reduced to £12,500 on appeal   | DoE Northern Ireland | M | 02/10 | DoE [NI]          |
| 18,000 | 5,158  | Removal of attic floor, solid tread stair & timbers etc., Foxearth Hall, Braintree, Essex [Grade II*]<br>Owner prosecuted on 10 counts. Pled guilty to all offences.<br>Fined £2,000 on eight counts (maximum then allowed) & £1,000 on two counts.  | Braintree DC         | M | 08/90 | LPA               |
| 17,500 | 3,000  | Unauthorised demolition of mid-C19 cottage, Nuttercote Farm, Thornton in Craven, Skipton North Yorkshire [Grade II]<br>Owner David Eckersall bought in December 2015 intending to extend but demolished in April 2016<br>Skipton Magistrates remitted case to Crown Court for sentencing. Defendant faces 6 months jail if fine not paid within 12 months. | Craven DC            | C | 01/17 | BBC               |
| 17,500 | 2,500  | Unauthorised alterations & failure to comply with a LBEN, Talewater Farm, Taletton, Ottery St Mary, Devon<br>Removal of C17 windows, fireplace breast beam, inappropriate render & muntin screen M+LBC conditions<br>Some works could not be replicated. Owner pleaded guilty. Also £120 victim surcharge.   | East Devon DC        | M | 10/15 | LPA               |
| 16,000 | N/S    | Unauthorised demolition, 31 The Square, Moy, Northern Ireland [Grade 2]<br>Interior had been gutted prior to 2006<br>Former courthouse for which rehabilitation proposals had been considered.   | DoE Northern Ireland | M | 06/09 | DoE[NI]           |
| 15,000 | 15,000 | Substantial demolition, Dowles Manor, Dowles Rd, Bewdley, Hereford & Worcs [Grade II*]<br>Building downgraded to Grade II after fire. LBC for extensive repair but extensively rebuilt instead.<br>Owner took to Court of Appeal where fine was effectively halved.  | Wyre Forest DC       | C | 01/93 | LPA               |
| 15,000 | 10,000 | Total demolition of 'Greenside' Virginia Water, Surrey [Grade II]<br>Owner demolished at commencement of statutory notice period allowing SoS to call-in.<br>Pled guilty to single count.  | Runnymede DC         | C | 04/05 | English Heritage  |
| 15,000 | 6,200  | Demolition of barn at Middle Farm, Tallentine, Cockermouth, Cumbria [Unlisted curtilage structure]<br>Owner was aware of curtilage status. Argued there was a danger from falling masonry not accepted by court.<br>Unsuccessful appeal to Crown Court resulted in fine upheld and addition of £1,200 costs to total.                                      | Allerdale DC         | M | 01/03 | LPA               |
| 15,000 | 597    | Failure to comply with Listed Building Enforcement Notice, Crazy Bear PH, Stadhampton, Oxon (Grade II)<br>Unauthorised works to fireplace and chimney at public house. Enforcement Notice issued in 1997.<br>Notice went to appeal. Works claimed to have been done before purchase. Landlord J. Hunt pleaded guilty.                                      | South Oxfordshire DC | M | 03/00 | Oxford Journal.   |
| 14,000 | 10,000 | Removal of c.1731 interiors to convert first floor to flat, 67 Dean St, Soho [Grade II*]<br>Developer and builder fined after pleading guilty to 7 charges of alterations without LBC.<br>Benchmark case. Ignorance of listing no defence & contractor also held to be liable.   | Westminster LBC      | M | 10/89 | BD 20/10/89       |
| 14,000 | 2,690  | Burkitt House, 48 Chapel St, Woodbridge Suffolk [Grade II*]<br>Removal of internal walls in basement<br>Owner pleaded guilty   | Suffolk Coastal DC   | M | 06/09 | LPA               |
| 13,000 | 727    | Total demolition of cottages, Scarisbrick Conservation Area, Ormskirk, Lancs [Unlisted]<br>Offences under S.9 & S.74 of the 1990 Act + S.80 of Building Act 1984<br>Owner pleaded guilty, mitigation of no commercial gain.  | West Lancashire DC   | M | 02/04 | Context 03/04     |
| 12,530 | 5,000  | Unauthorised extensive internal alteration, Purleigh Rectory, Church Hill, Purleigh, Essex [Grade II]<br>Owner & contractor pleaded guilty & fined £10,515 with £4,500 costs & £2,015 with £500 costs respectively.<br>Rectory c.1885 by eminent regional architect Frederick Chancellor.  | Maldon DC            | M | 10/11 | LPA               |
| 12,500 | 9,200  | Unauthorised alteration & extension, 6 Theberton Street, Islington [Grade II]<br>Individual owner and interior design company acting under his instruction were prosecuted for works to terraced house.<br>Although both defendants entered guilty pleas the fines were still considered substantial by the LPA.   | Islington LBC        | M | 11/01 | LPA               |
| 12,500 | 6,000  | Partial demolition, Cressbrook Mill, Buxton, Derbyshire [Grade II]<br>Mill C18 built by Richard Arkwright. Consent for conversion work given but part demolition without consent.<br>Developer pleaded guilty. Herts   | Peak District N Park | M | 07/01 | Planning 03/08/01 |

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| 12,500 | 875    | Unauthorised, extensive internal alterations, 11 East Street, Ashburton, Devon [Grade II]<br>Owner pleaded not guilty & appealed in Crown Court but withdrew when warned that file might be increased.<br>LBEN served & owner went bankrupt but new owner implemented sensitive conversion to flats.   | Dartmoor NPA      | M | 06/08 | LPA           |
| 12,000 | 25,490 | Removal of 16th & 17th Century oak panelling & fireplaces, 162 Westgate, Wakefield [Grade II]<br>Mid-Yorkshire Chamber of Commerce pleaded guilty on two of eight charges.<br>Fined £6,000 on each of counts. At time of discovery new owners had completely gutted the building.  | Wakefield MDC     | C | 08/97 | LPA           |
| 12,000 | 2,500  | Demolition of 17 <sup>th</sup> Century thatched barn, Winterbourne Gunner, Wiltshire [Grade II]<br>Done hours before LPS intended to undertake urgent works of £18,000 to prevent collapse.<br>Fine set at cost of works required, but discounted for guilty plea.   | Salisbury DC      | M | 11/06 | LPA           |
| 12,000 | 763    | Unauthorised internal & external alterations, Barley Cottage, Tye Green, Elsenehan, Bishop Stortford [Grade II]<br>Removal of 200 year old staircase replaced with spiral stair, removal of brick hearths & fireplace & removal of windows.<br>Two owners jointly charged were property professional. Guilty plea but each fined £6,000. Victim curcharge £120                             | Uttlesford DC     | M | 05/16 | LPA           |
| 11,000 | 7,674  | Unauthorised removal of nine leaded-light windows, Corporation Arms PH, Castle St, Ruthin, Denbigh [Grade II]<br>C17 building altered incrementally commencing in 2005.<br>Punch Taverns denied failing to obtain LBC but changed plea to guilty before second court appearance.   | Denbighshire CC   | M | 01/08 | LPA           |
| 11,000 | 365    | Seven signs & lighting etc Liberty's Public House, 140 King Street, Great Yarmouth [Grade II]<br>Fined £1,500 on each of seven charges + £500 for unauthorised laser advertisement.<br>Unsuccessful appeal to Crown Court resulting in award of further £300 costs to LPA.   | Great Yarmouth BC | M | 09/95 | LPA           |
| 10,500 | 5,900  | Failure to reinstate and damage to C16 timber frame from interior of Staley Hall, Millbrook, Greater Manchester [Grade 2*]<br>£500 of the overall fine was s.59 offence of damage to the frame during conversion works.<br>Developer Persimmon Homes North West pleaded guilty.  | Tameside MBC      | M | 03/15 | LPA           |
| 10,000 | 25,000 | Unauthorised demolition of Listed outbuilding. The Forge, Hertford Rd, Stevenage [Grade II]<br>Building listed 09-1976. Owner Paul Garner pleaded guilty<br>Builder also fined £2,000 with £1,500 costs. Owner & builder each paid £120 victim surcharge.  | Stevenage BC      | M | 04/15 | Herts Mercury |
| 10,000 | 6,000  | Unauthorised internal alterations to brickwork & cornices, 40 Charles St, Mayfair, London [Grade 2*]<br>Little altered interior of c.1750-53. Works undertaken in 2005.<br>Owner Andrew Cecil pleaded guilty.  | Westminster CC    | M | 10/07 | LPA           |
| 10,000 | 3,455  | Demolition of c.1900 boathouse in CA, Val Wyatt Marina, Willow Lane, Wokingham [Unlisted in CA]<br>Owners Mr & Mrs B Caddick each fined £5,000 LPA had advised that consent would be required because of the CA designation.<br>Defendants claimed it had not been demolished but moved to another part of the property.   | Wokingham BC      | M | 08/15 | GetReading    |
| 10,000 | 3,000  | Gutting of C19 house i.e. removal of numerous features, 62 Kings Cross Rd, Islington, London [Grade II]<br>Removal of doors, fireplaces, ceiling mouldings all sash windows, chimney-breasts & part of staircase etc<br>Owner fined. Described by magistrate as "serious and flagrant" offence.  | Islington LBC     | M | 12/96 | LPA           |
| 10,000 | 2,500  | Failure to comply with Enforcement Notice, removal of concrete shed in CA, 35 Clarence Place, Gravesend [Unlisted in CA]<br>Series of refusals of consent, EN served 06-2006 requiring removal. Appeal against EN dismissed 7 removal required by 02-2007.<br>Defendant earlier pleaded not guilty & fax-ed Court stating he had "not committed a serious offence". Magistrates disagreed. | Gravesend BC      | M | 07/08 | LPA           |
| 10,000 | 1,750  | Demolition of stack & all internal partition walls & floors, The Institute, Ramsbury, Wilts [Grade II]<br>Mitigation of poor state of repair not accepted. Developer fined.<br>Failure to comply with S9(3) 1990 Act.  | Kennet DC         | M | 11/94 | AN 11/94      |
| 10,000 | 1,000  | Unauthorised installation of shopfront prior to refusal of LBC, 35 Tavern Street, Ipswich [Grade II]<br>Owner; British Telecom pleaded guilty. Works inappropriate, crude and ill-proportioned.<br>Corrected before trial, but Magistrates contended major retailer should have known better than to proceed.  | Ipswich BC        | M | 03/00 | LPA           |
| 12,000 | 480    | Unauthorised alterations, 8 Sussex Road, Petersfield, Hampshire [Grade II]<br>Pleaded guilty but failed to stop work when instructed to do so & may have profited from the works.<br>Fine imposed originally £12,000 (would have been £15,000 without guilty plea) but later reduced to £10,000 by Crown Court appeal.   | East Hampshire DC | M | 02/06 | LPA           |
| 10,000 | 433    | Unlawful total demolition of building, Love Green Farmhouse, Iver, Buckinghamshire [Grade II]<br>Gradual neglect over long period to facilitate replacement dwelling. Work carried out by contractor instructed by owner.<br>Fined £5,000 on each of two offences, amount reduced on appeal to the Crown Court to £8,320.  | South Bucks DC    | M | 11/94 | LPA           |

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|--------------------|---------|---|-------------------------|---|-------|------------------|
| 10,000             | + costs | Boots Chemists, Lerwick, Shetland [Grade C]<br>Contractor fined for removal of c1900 shopfront prior to LBC & PP being obtained.<br>Architects DMWR had been told in pre-application discussions that shopfront must remain.  | Shetland Islands C      | S | 01/99 | Planning         |
| 10,000             | + costs | Unauthorised alterations to interior, 38 Silver St, Willington, Cambridgeshire [Grade II]<br>Removal of staircase, sandblasting timbers, new blockwork walls of C17 cottage.<br>Owner pleaded guilty, knew of the listing but claimed ignorance of the implications.  | South Cambridgeshire DC | M | 01/08 | LPA              |
| 9,000              | 1,600   | Unauthorised alterations to curtilage buildings, Golhill Farm, Edingley, Notts [Grade II]<br>Raising one section of roof, inserting rooflights, putting in domestic windows. Appeal to Crown Court dismissed.<br>Magistrate found curtilage buildings to be protected & that prior consent should have been sought.   | Newark & Sherwood DC    | M | 05/97 | LPA              |
| 8,000              | 5,400   | Removal of section of c.1800 listed garden wall & curtilage listed outbuilding, Oaksmere, Rectory Rd, Broome, Suffolk [Grade II]<br>Two charges. Defendant requested Crown Court hearing<br>Company pleaded guilty following plea-bargaining with individual owner  | Mid Suffolk DC          | C | 12/16 | LPA              |
| 8,000              | 2,000   | Unauthorised internal alterations to 13 Northgate St, Ipswich [Grade II]<br>Local firm of builders claimed works done partly by squatters not accepted by District Judge.<br>Defendants pleaded guilty but Judge put particular emphasis of failures under S.9(3) – Failure to notify LPA.  | Ipswich BC              | M | 07/04 | LPA              |
| 7,500              | 574     | Unauthorised internal alterations to Laurel Cottages, Totteridge Village, London [Grade II]<br>Developer pleaded guilty to 14 specimen charges for removal or replacement to windows & doors etc<br>Fined £500 on each of 13 counts and £1,000 on one count.  | Barnet LBC              | M | 10/98 | LPA              |
| 7,500              | 150     | Unauthorised, internal alterations, 16 West Street, Ashburton, Devon [Grade II]<br>New owner's extensive internal alterations left building at risk of collapse. Claim of ignorance that consent was required.<br>Guilty plea entered and LBEN served to secure remedial works.   | Dartmoor NPA            | M | 07/15 | LPA              |
| 7,000              | 2,500   | Unauthorised alterations, Lodge Farm, Farleigh, Somerset [Grade II]<br>Removal of floors, fireplaces, staircases, panelling, timbers and a stack.<br>Deputy District Judge said the owner had "blazed away regardless"  | Mendip DC               | M | 04/06 | LPA              |
| 7,000              | 1,391   | Unauthorised internal alterations to remove historic cellar masonry, Three Tuns PH, Earsahm Street, Bungay, Suffolk [Grade II]<br>Defendant pleaded guilty. Judge described the project as incompetently "bungled" rather than to maximise profit.<br>Defendant claimed he did not know it was Listed when he bought it. Remitted by magistrates to Crown Court for sentencing. | Waveney DC              | C | 10/10 | LPA              |
| 6,500 <sup>4</sup> | 1,500   | Unauthorised alterations to exterior and interior, 25-27 St Helen's Street, Ipswich [Grade II]<br>Seven counts of failing to comply with LB Enforcement Notices + Planning Enforcement Notices<br>Owner initially pleaded not-guilty but changed plea on date of trial. Compliance was by new owners.   | Ipswich BC              | M | 05/00 | LPA              |
| 6,200              | 6,800   | Failure to rebuilt totally demolished caretaker's cottage (designer Erno Goldfinger), Brandlehow School, Wandsworth [Grade II]<br>Sole company director Rajiv Laxman denied offence of failing to comply with LBEN.<br>Note previous conviction (see above) of £8,000 for demolition. Brings overall fines & costs to £24,000.  | Wandsworth LBC          | M | 05/08 | Putney News      |
| 6,000              | 30,000  | Unauthorised removal of chimney stack, Thorpe Underwood Hall, Thorpe Underwood, York (Grade II*)<br>Removal of stack (£4,000 fine) and consequent removal of chimney-breast (£2,000).<br>Chairman of Board of Governors of Queen Ethelburga's School fined.   | Harrogate BC            | M | 12/01 | LPA              |
| 6,000              | 24,401  | Unauthorised demolition of C17 Farmhouse, Church Farm, Stratford Rd, Aylesbury<br>Owner Simon Lascelled pleaded guilty & found culpable, knew the building was listed & attempted financial gain.<br>LA obtained High Court Injunction & served LBEN but demolition works completed nevertheless.   | Aylesbury Vale DC       | M | 10/14 | Bucks Advertiser |
| 6,000              | 19,720  | Unauthorised alterations to roof & interior, Carter Hall Farm, Eckington, Derbyshire [Grade II]<br>Removal of roof, plasterwork, architraves & skirtings from all walls, demolition of stud partitions & all except one door.<br>Judge would have jailed defendant J Power, has not he pleaded guilty & agreed to reinstate features.   | NE Derbyshire DC        | C | 11/97 | Planning         |
| 6,000              | 12,000  | Unlawful total demolition of building, 37 King Street, Royston [Grade II]<br>Owner fined £5,000; contractor £1,000. Councils costs £12,000. Total legal bill was £30,000 approx.<br>Defence that works were urgently necessary under S53[6] of 1971 Act dismissed.  | North Herts DC          | C | 06/86 | BD 04/07/86      |

<sup>4</sup> Reduced to £4,000 on Appeal

|       |        |  |                          |   |       |                        |
|-------|--------|--|--------------------------|---|-------|------------------------|
| 6,000 | 10,000 | Breach of LBC Condition, Abercrombie & Fitch, 3 Savile Row, London [Grade II]<br>Condition required prior approval of internal paint specification & colour scheme to finest room in C18 bulding.<br>AFH Stores UK & Casteltech Construction both pleaded guilty but both found equally culpable & equally fined £3,000.                                   | Westminster CC           | M | 06/15 | Property Week          |
| 6,000 | 8,000  | Unauthorised alterations, Old Hall Farmhouse, Orsett, Essex [Grade II]<br>Both defendants Teresa Gorman MP & her husband fined equal amounts and equal costs.<br>LPA also successful LB Enforcement Notices with 6 upheld, 6 given LBC but requiring ameliorating works.   | Thurrock BC              | M | 10/96 | LPA                    |
| 6,000 | 500    | Unlawful demolition of C17 barn, Winterburn Barn, nr Lewes, Sussex [Grade II]<br>Owner was company with consent to convert to 2 dwellings. 2 Counts of £5,000 & £1,000<br>Appeal against sentence dismissed in Court of Appeal, Dec 1986.  | Lewes DC                 | C | 07/86 | CrAp 1986              |
| 5,500 | 3,500  | Unauthorised internal alterations, The Gables, 31 High Street, Ramsey, Huntingdonshire [Grade 2*]<br>Defendant London Property Conversions Ltd pleaded guilty to two offences but two offences were not pursued.<br>Works involved the total gutting of the original surgery, demolition and removal of internal features such as walls, floors and doors. | Huntingdonshire DC       | M | 11/09 | LPA                    |
| 5,250 | 200    | Replaced all timber sash windows by uPVC, Farmhouse, Coates La., Downley, Bucks [Grade II*]<br>Two years after enforcement action had failed to elicit reinstatement, double glazing firm fined £5,000 & owner £250.<br>Judge confirmed that a national company should have known better.  | Wycombe DC               | C | 07/92 | Context 12/92          |
| 5,000 | 10,000 | Unauthorised removal of historic timbers, The Stables, Gulling Green, Brockley, Suffolk [Grade II]<br>Defendant Springbarn Developments had gone into liquidation & money would not be recoverable.<br>Judge said, in effect, the owner had 'a nice new building without any significant historical value'   | St Edmundsbury DC        | C | 08/11 | LPA                    |
| 5,000 | 10,000 | Unauthorised alterations, 18 Kensington Park Gardens, London [Grade II]<br>Effectively gutting interior, most ceiling & wall plaster, floorboards, cornices, skirtings & some fireplaces<br>Architect fined £3,000, building contractor £2,000 with £5,000 costs each.   | Kensington & Chelsea LBC | M | 06/13 | LPA                    |
| 5,000 | 5,000  | Failure to Comply with LBEN, Sandown House, Esher, Surrey [Grade II]<br>Appeal to High Court rejected despite vandalism prior to ownership. Appeal to House of Lords refused.<br>High Court referred back to Magistrates for sentence. LPAs costs £11,000  | Elmbridge BC             | M | 03/98 | Context 06/98          |
| 5,000 | 5,300  | Unauthorised works to roof, & rear addition, 135 Stoke Newington Church St., Hackney [Grade II]<br>3 offences against owner tried by Magistrates. Appeal to Crown Court: work to a flank wall associated with roof -fine dropped,<br>but fine on rear extension doubled & award of Council's costs increased.  | Hackney LBC              | C | 04/94 | LPA                    |
| 5,000 | 4,000  | Unlawful demolition of Collow Abbey Farmhouse, Legsby, Lincolnshire [Grade II]<br>Owners Mr & Mrs J Robinson failed to comply with condition on LBC requiring repair.<br>Fines were £1,250 x 2 on two defendants in respect of two charges.  | West Linsey DC           | M | 12/92 | LPA                    |
| 5,000 | 3,800  | Failure to Comply with LBEN, The Manse & Moravian Church, 12 Oxford Street, Malmesbury, Wiltshire [Grade II]<br>Failed to remove, 3 dormers, replace banisters & casement window.<br>Appeal dismissed by Inspector. Continued failure to comply and High Court action.   | North Wilts DC           | C | 04/04 | LPA                    |
| 5,000 | 2,500  | Demolition of three cottages, Rectory Drive, Twywell, Northamptonshire [Unlisted in CA]<br>Builder Mr Dickson pleaded guilty.<br>Followed scheme of retention/conservation after refusal of replacement with two large executive-style houses (prior to CA designation)  | East Northants DC        | M | 01/13 | LPA                    |
| 5,000 | 2,000  | Failure to comply with Condition on LBC, The Gables, Spaldwick, Cambridgeshire [Grade 2]<br>Planning permission & LBC granted for other works but not removal of paint from brickwork which was irrevocably damaged.<br>Architect supervised builder who subcontracted the works.  | Huntingdonshire DC       | M | 03/03 | DCLG                   |
| 5,000 | 1,750  | Unauthorised demolition of curtilage granary, Park Farm Cottages, Court Farm, Bramshaw, Hants<br>Within grounds of Grade II house acquired for renovation and in poor condition.<br>Magistrates did not hold that condition was justification for failure to obtain prior consent.   | New Forest DC            | M | 05/02 | LPA                    |
| 5,000 | 1,167  | Unauthorised works to Grovefields Farmhouse, Hampton Lucey, Stratford-upon-Avon, [Grade II]<br>Involved complete demolition of the main central chimney-stack & unauthorised alterations.<br>Owner who was also contractor was fined. Magistrates referred on to Crown Court.  | Stratford-on-Avon DC     | C | 01/94 | LPA                    |
| 5,000 | 794    | Removal of shopfront, 40 Chalcot Road, London N1 [Grade II]<br>Failure to comply with enforcement notice issued 11 years before.<br>Owner sentenced to jail for failing to pay but paid in cash upon being taken into custody.   | Camden LBC               | M | 1984  | Estates Times 24/03/95 |

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| 5,000              | 787     | Unauthorised alterations "Wig & Dickle" PH, Long Stratton, Norfolk [Grade II]<br>Signs painted directly on to C17 brickwork.<br>Building lessee fined, but work authorised by Managing Director of brewers, Innkeeper Group plc.  | South Norfolk DC     | M | 12/94 | LPA           |
| 5,000              | 600     | Unauthorised alterations `Campions PH, Samlesbury, Lancashire [Grade II]<br>Addition of window boxes, trellis & canopy, Reveal of window, replacement by door & extract duct to extension.<br>Jennings Bros of Cumbria pleaded guilty.  | South Ribble DC      | M | 06/98 | Planning      |
| 5,000              | 500     | Unauthorised alterations to floor & tie-beams, Palmer's Cottage, Hethe, Oxon [Grade II]<br>Defendant carried out the work himself & pleaded guilty. Pleaded financial hardship in mitigation.<br>Mitigation of community penalty rejected and substantial fine imposed.   | Cherwell DC          | M | 05/04 | LPA           |
| 5,000              | 400     | Unauthorised demolition of C19 curtilage glasshouses to Grade 2 listed walled garden, Westwood Park, Droitwich Spa [Curtilage]<br>Part site owner Duccio Baldi pleaded guilty, required to pay £120 victim surcharge & rebuild the glasshouses within 6 months.<br>Glasshouses had been estored in 2005 under S.106 Agreement   | Wychavon DC          | M | 08/15 | LPA           |
| 5,000              | 300     | Unauthorised works to New Cowper Farm, Aspartia, Combria [Grade II]<br>Demolition of offshoot building & internal wall<br>Defendants pleaded guilty - fined £3000 for offshoot and £2,000 for the wall.   | Allerdale DC         | M | 08/05 | LPA           |
| 5,000              | 120     | Removal of roof timbers in curtilage barn to Listed farmhouse, Greet Farm Barn, Kirklington [Grade II]<br>Appeal to Crown Court in 06/1994. Fine reduced on Appeal to £1,000<br>Local authority costs reduced to nil on Appeal.   | Newark & Sherwood DC | M | 02/94 | LPA           |
| 5,000              | 104     | Unauthorised demolition of Listed building, 44 Dundalk Stret, Newtonhamilton, Northern Ireland [Grade II]<br>Mr Samuel Hall pleaded guilty.<br>Action brought under Article 44 of the Planning (NI) Order 1991.   | DoE (NI)             | M | 05/12 | DoE [NI]      |
| 5,000              | 87      | Unauthorised part demolition & subsequent works, 33-35 New Road, Donaghadee, Co. Down Northern Ireland [Grade B2]<br>Sandbay Associates pleaded guilty.<br>Action brought under Article 44 of the Planning (NI) Order 1991.   | DoE (NI)             | M | 10/08 | DoE [NI]      |
| 5,000              | + costs | Removal of C18 wall in building, 14-20 North Bar Within, Beverley, Yorks. [Grade II]<br>Defendant elected Crown Court hearing.<br>Judge castigated owner for cavalier disregard of Section 55(1) of 1971 Act.   | Beverley BC          | C | 10/89 | Context 09/90 |
| 5,000              | N/A     | Demolition of two listed buildings, 121-123 Main Street, Bushmills, Northern Ireland [Grade II]<br>Rosslan Developments Ltd, the development company pleaded guilty.<br>Maximum fine in N Ireland £30,000 per offence.  | N/A                  | M | 03/07 | DoE [NI]      |
| 4,556 <sup>5</sup> | 1,321   | Failure to comply with LBEN requiring removal of vynl window adverts, Vauxhall Mart, Barton St, Gloucester [Grade II]<br>LPA brought 14 separate charges attracting a fine of £250 for each charge. Prosecution under S.224 of 1990 Act.<br>Case dating from 03/2011 was subject of appn dismissed on appeal. Prosecution under S.224 of 1990 Act.  | Gloucester CC        | M | 09/13 | LPA           |
| 4,000              | 5,070   | Unauthorised alterations involving fifteen separate items, Elmtree Farm, Gadston Rd, Hemel Hempstead [Grade II]<br>Judge noted damage considerable. Nicholas Harvey, the defendant pleaded guilty & had spent £40,000 to defend the action.<br>Defendant had swept through entire building, removing elements, concealing or damaging others & introducing false elements.                | Dacorum BC           | C | 08/10 | LPA           |
| 4,000              | 4,000   | Unauthorised partial demolition of C17 timber-framed farmhouse, Oak House, Apperley, Tewksbury, Gloucestershire [Grade II]<br>Demolition of 80% of east elevation & 60% of south gable. No action against owner as no proof she had ordered demolition.<br>Chairman of local Parish Council bulldozed but denied knowing it was Listed. Claimed a stranger had offered him £200 to do it. | Tewksbury DC         | M | 02/07 | The Times     |
| 4,000              | 850     | Unauthorised alterations to windows, Totteridge Green, Barnet, North London [Grade II]<br>Removal of two 1950s metal framed windows with new sash windows to three storey detached house.<br>Owner pleaded guilty. Fine £2,000 for each window.   | Barnet LBC           | M | 01/00 | AMS           |
| 4,000              | 750     | Removal of mediaeval barn roof, Barn Restaurant, Chestfield, Kent [Grade II]<br>Defendants: Surveyor & Builder. Owner co-operated with Council throughout.<br>Fine for alterations & part demolitions, claimed by defendant to be essential repairs.  | Canterbury CC        | C | 6/90  | Cx 06/90      |

<sup>5</sup> Reduced from 7,156 to £2,600 in the Crown Court, July 2014

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| 4,000 | 250    | Unauthorised demolitions, Amesbury Abbey, Amesbury, Wilts [Grade II*]<br>Demolition of chimney stack.<br>Owner was fined.   | Salisbury DC          | M | 09/03 | LPA           |
| 4,000 | 200    | Failure to comply with LBEN requiring removal of solar panels on barn, Ham Court, Charlton Kings, Gloucestershire [Grade II]<br>Estate agent Peter Ball & wife Linda equally fined plus victim surcharge of £100 each.<br>Discount for early guilty plea offset because as estate agents they should have known better  | Cheltenham BC         | M | 09/14 | Glos. Eho     |
| 3,750 | 1,380  | Unauthorised alteration to chimney stack at Sunny Sailor (formerly The Welcome) PH, Fullbridge, Maldon, Essex [Grade II]<br>Defendant Mr John Wilsdon formed a 1M x 2M hole & inserted of concrete lintol in stack in C16 building,<br>Owner pleaded guilty & faced additional £125 victim surcharge. Previously prosecuted in 2004 for works to a Grade II* PH | Maldon DC             | M | 08/15 | LPA           |
| 3,600 | 4,850  | Unlawful total demolition of 10 High Street, Much Wenlock, Shropshire [Grade II]<br>Owner fined £1,800 Two contractors fined £1,200 & £600 each.<br>Prosecutions brought under S.80 Building Act 1984 + S9 1990 Act.  | Bridgnorth DC         | M | 03/95 | Pw 09/03/95   |
| 3,500 | 17,500 | Works affecting the character of Hainault Hall, Chigwell Row, Essex [Grade II]<br>Owner Mr M Sandhu, prosecuted on six counts including replacement of 6 sash windows,<br>10 internal window surrounds, 6 pairs of internal window shutters etc.  | Epping Forest DC      | C | 02/96 | LPA           |
| 3,500 | 550    | Unauthorised removal of two lath & plaster ceilings, 144 High Street, Maldon, Essex [Grade II]<br>Rochford & SE BPT fined £2,000 and Mr V Wilkinson fined £1,500. Further defendant formally cautioned.<br>Guilty plea, but defence argument of mitigating circumstances; limited financial means of charity also accepted                                      | Maldon DC             | M | 06/10 | LPA           |
| 3,500 | 300    | Unauthorised extensions and alterations, Langley Mill, Ascott-under-Wychwood [Grade II]<br>Defendant Mr Sykes.<br>Owner was successfully prosecuted.  | West Oxfordshire DC   | M | 07/95 | LPA           |
| 3,250 | 2,500  | Unauthorised alterations inc. opening up between buildings, 27-28 St Anne's Court, London W1 [Grade II]<br>Removal of panelling (c.1710), removal of staircase opening up between buildings on 2nd & 3rd floors.<br>Leaseholder pleaded guilty to 5 summonses fined £650 on each count. LB Enforcement Notice complied with.                                    | Westminster CC        | M | 06/96 | LPA           |
| 3,250 | 100    | Three sets of unauthorised alterations, 3 Westgate, Pickering, N Yorkshire [Grade II]<br>Internal alts; holes in gable wall for flues; gable end window carried out late 1996.<br>Owner advised to stop work 4-5 months before. Reduced on appeal to York Crown Court 06/97 to £1,500.  | Rydale DC             | M | 05/97 | LPA           |
| 3,000 | 6,000  | Destruction of redundant mill machinery, Burton Mill [Grade II]<br>Defendant was owner.<br>Failure to comply with conditions to record under LBC before removal & reuse elsewhere.  | East Staffordshire BC | M | 03/94 | Context 03/94 |
| 3,000 | 5,500  | Partial demolition until only front wall remaining, 31 Doughty St, Camden [Grade II]<br>Architect & St Pancras Housing Association prosecuted on two counts of failing to comply with conditions & causing demolition. Architect fined £2,000. H.A. fined £1,000. Costs split 50:50.  | Camden LBC            | M | 10/93 | Pw 14/10/93   |
| 3,000 | 4985   | Unauthorised alterations, 1 Quell Cottages, Luggershall, West Sussex [Grade II]<br>Guilty pleas by owner more culpable fined £2K, than builder (sole trader co.) fined £1K and full Council costs split proportionately .<br>Defendants not reckless or deliberate but negligent & works had been stopped about two years previously.                           | Chichester DC         | M | 01/17 | LPS           |
| 3,000 | 4,000  | Unauthorised alterations. Kings Old Rectory, Broadchalke, Wilts [Grade II*]<br>External and internal alterations.<br>Two owners each fined £1,500.  | Salisbury DC          | M | 12/05 | LPA           |
| 3,000 | 3,000  | Unauthorised extensions & alterations, West Close Farm, Combe, Oxon. [Grade II]<br>Defendants Saxby & Burn<br>Owner was successfully prosecuted.  | West Oxfordshire DC   | M | 01/91 | LPA           |
| 3,000 | 3,000  | Unauthorised demolition of Braiton Messuage, Breacon, Belton, Lincolnshire [Grade II]<br>Building c.1750. Owner claimed poor repair. Initial non-guilty plea changed to guilty in court on advice of Barrister.<br>LPA considered building might have been repairable.  | North Lincolnshire DC | M | 09/02 | LPA           |
| 3,000 | 2,150  | Unauthorised sand-blasting of timbers, removal of widows & staircase etc. Hole Farm, Kelvedon [Grade II*]<br>Remarkably unaltered mediaeval hall house. Some plea bargaining. Owner found guilty on 4 counts.<br>Contractor Aquablast fined £1,000.   | Braintree DC          | M | 10/00 | LPA           |



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| 3,000 | 2,000    | Removal of plasterwork from three floors, 18 Holland Park, Kensington [Grade II]<br>House of 1862 with noted interior was to be converted back to a house from flats.<br>Chartered Surveyor property developer fought trial on Legal Aid  | Kensington LBC          | M | 04/95 | Chelsea News |
| 3,000 | 1,000    | Failure to comply with LBEN, Denton, Upper Street, Shere, Surrey [Grade II]<br>LBEN related to urgent works. Joint owners fined £1,500 each. LPA specified the works @ cost of £1,000<br>Appeal dismissed & Inspector identifying works as minimum necessary & giving 3 months to comply                      | Guildford BC            | M | 02/06 | LPA          |
| 3,000 | 1,000    | Unauthorised partial demolition of barn, Marsh Hall, Barn, Lands Head End, Northowram, Halifax [Grade II*]<br>Works undertaken considerably in excess to those granted LBC. Temporary Stop Notice also served.<br>Director of property company Mark Hillas of M.Hillas (Properties) Ltd. Pleaded guilty/      | Calderdale MBC          | M | 10/13 | LPA          |
| 3,000 | 350      | Unauthorised alterations from installation of beer chiller equipment, Old Bell Inn, Stoke Street, Ipswich [Grade II]<br>Damage to c1540 mediaeval doorway, timber framing & C19 doorway. Installer cautioned.<br>Owners Pubmaster plc pleaded guilty & were fined on three counts of criminal damage.         | Ipswich BC              | M | 09/97 | LPA          |
| 3,000 | No costs | Failure to remove passenger lift, inserted shaft & ancillary accommodation, Orgreave Court [Grade II]<br>Failure to comply with Listed Building Enforcement Notice.<br>Owner was successfully prosecuted.   | Litchfield DC           | M | 1992  | LPA          |
| 2,500 | 1,639    | Unauthorised demolition of barn in conservation area. [Unlisted in CA]<br>Defendants: Prew & Farmerson Ltd<br>Owner was successfully prosecuted.  | West Oxfordshire DC     | M | 10/90 | LPA          |
| 2,500 | 500      | Unauthorised excavation of lime-ash floor, Woodpark Cottage, West Workingworth, North Devon<br>Owner made guilty pleas having preciously been advised LBC would be required & not be granted.<br>Prosecution commenced after 8 moth delay without LBC to rectify the damage caused.                           | North Devon DC          | M | 02/10 | LPA          |
| 2,500 | 225      | Unauthorised alterations, 16 North Park Rd, Kirby, Merseyside [Grade II]<br>Works , inc imitation windows & uPVC guttering. Remedial works not done. Owner fined £2000 initially.<br>Taken to court again in October 1997, pleaded guilty & fined further £500 & £150 costs.                                  | Knowsley MBC            | M | 03/96 | LPA          |
| 2,400 | 3,600    | Unauthorised alterations to roof Le Rette Cottage, Netherfield Hill, East Sussex (Grade II)<br>Works included replacing roof timbers and altering roof pitch.<br>Owner fined £400 on four charges & builder £2000 on four charges. Both entered early guilty plees & were keen to correct.                    | Rother DC               | M | 06/18 | LPA          |
| 2,100 | 1,359    | Failure to comply with Enforcement Notice, Kerry Avenue, Stanmore, Middlsex [Unlisted in CA]<br>Inappropriate render and window replacement on International Style detached house in CA<br>Owner and estranged wife separately fined & separate costs on each charge.   | Harrow LBC              | M | 03/01 | LPA          |
| 2,000 | 2,000    | Unauthorised alterations to interior for former PH, Montague Arms, Medfield St, Roehampton (Grade II)<br>Gutting of interior of part C17 building inc. doors, door casings, walls, staircase, panelling & timber beam cladding<br>Defendant Abdul Khan pleaded guilty. LBEN also issued for reinstatement.    | Wandsworth LBC          | M | 03/09 | LPA          |
| 2,000 | 1,700    | Unauthorised partial demolition, Miners Rescue Station, Maesgwyn Road, Wrexham [Grade II]<br>Pleaded guilty. Works commenced hours before Cadw had Listed it, Reinstatement commenced at the time of the trial.<br>Two workmen involved also fined £300 with £200 costs & £150 with £100 costs respectively.  | Wrexham BC              | M | 04/11 | LPA          |
| 2,000 | 1,340    | Unauthorised internal & external alterations & extension, Bristol Rd, Hanbrook, Gloucestershire [Grade II]<br>Owner Mazar Iqbal repeated warned not to commence work without consent. Victim surcharge of £120 also levied.<br>LPA made clear that LBC would not be granted if applied for.                   | South Gloucestershire C | M | 07/15 | LPA          |
| 2,000 | 500      | Demolition of cottage, Piccadilly Cottages, Enville, Staffordshire [Grade II]<br>Cottage in poor condition but works amounted to rebuilding of cart-shed/carport on its footprint.<br>At the pre-trial stage the defendant indicated he would plead guilty but changed the plea to not guilty prior to trial. | South Staffs DC         | M | 04/97 | LPA          |
| 2,000 | 482      | Failure to comply with S.215 Notice, Bellvue Road, Ramsgate [Grade II]<br>Notice issued April 2016 requiring repairs within 3 months. Some works done but not in compliance<br>Defendant Mr Vasdev Sond found guilty. Notice to remain operative until complied with in full                                  | Thanet DC               | M | 01/17 | RTPI         |
| 2,000 | 375      | Removal of rare C18 Venetian window without LBC, Kings Arms Hotel, Market Square, Bicester [Grade II]<br>Design Consultants prosecuted but not owners - Ind Coope plc.<br>Only one other such window within the area was considered so important.   | Cherwell DC             | M | 01/95 | Pw 02/02/95  |

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| 2,000  | 350     | Failure to comply with a Listed Building Enforcement Notice, 10 East Hill, Colchester [Grade II]<br>Owner required to lime render over long-standing breeze block replacement plinths to doorcase<br>Generous timescale for complicity ignored. Guilty Plea. £120 vicctim surcharge also levied.                  | Colchester BC        | M | 12./14 | LPA                     |
| 2,000  | 200     | Failure to comply with Listed Building Enforcement Notices, 51-65 Wherstead Rd, Ipswich [Grade II]<br>Two of three fireplaces & C17 corner cupboard not reinstated replicated by new owner bound by LBEN<br>Despite mitigation plea, first offence and partial compliance, failure in extended compliance period. | Ipswich BC           | M | 01/01  | LPA                     |
| 2,000  | 200     | Failure to comply with condition on LBC, Old Smithy House, Dean St, Brewood, Staffs [Grade II]<br>Condition expressly forbidding <i>inter alia</i> use of power tools to rake out pointing ignored.<br>Defendant leaded guilty and had billed the owner for works but had recovered less than 50%.                | South Staffs DC      | M | 06/96  | LPA                     |
| 2,000# | + costs | Removal of Over-mantle & fender from country house, Orchardleigh, Glos. [Grade II]<br>Executor of estate prosecuted. Appealed at Bristol Crown Court where <u>decision overturned</u><br>However, defining judgement on fixtures & fittings incorporated into Planning Policy Guidance Note 15.                   | Mendip DC            | M | 03/92  | Context                 |
| 1,500  | 2,000   | Failure to comply with Enforcement Notice, 46 Lincoln St, South Highfields Conservation Area, Leicester [Unlisted in CA]<br>Unauthorised replacement of ground floor uPVC bay window, first floor windows and front door.<br>Owner successfully prosecuted.   | Leicester CC         | M | N/S    | LPA                     |
| 1,500  | 800     | Timber windows replaced with uPVC. George & Dragon PH, Church Road, Wereham, Norfolk [Grade II]<br>Magistrates took into account that owner had removed offending windows by time of court action<br>Correct replacements in timber cost owner £3,400   | Kings Lynn BC        | M | 08/98  | LPA                     |
| 1,500  | 500     | Replacement of shopfront on fringe of Town Centre, Ealing, London [Grade II]<br>Developer was successfully prosecuted.<br>Enforcement Notice also upheld requiring facsimile of the original to be reinstated.  | Ealing LB            | M | 06/86  | PI 29/08/86             |
| 1,500  | 400     | Unauthorised external alterations, 62 High Street, Brentwood [Grade II]<br>One of the oldest buildings in Bretwood c.1400. Works included rear steel roller shutter & burglar alarms etc.<br>Owner pleaded guilty. Vicctin surcharge of £120 also levied.   | Brentwood BC         | M | 10/16  | LPA                     |
| 1,500  | 175     | Unauthorised alterations to former Anchor PH, Gigant St, Salisbury [Grade II]<br>Removal of part of the front wall.<br>Two individuals fined.   | Salisbury DC         | M | 07/03  | LPA                     |
| 1,500  | + costs | Removal of working part of a mill without LBC, Apney Crucis Mill, Gloucestershire [Grade II]<br>Claimed plant had been stolen but later sold some of it. Company fined £1,000; individual £500<br>Owner also had cost of repurchasing & re-fixing machinery.  | Cotswold DC          | M | 05/87  | SPAB                    |
| 1,450  | 840     | Non compliance with Breach of Condition Notice, Homeleigh, Main St, Hoveringham, Notts [Grade II]<br>Also failure to comply with Requisition for Info. Council pointed to deliberate neglect of building.<br>Defence pleaded financial mitigation which was taken into account. Fines £650+ £800.                 | Newark & Sherwood DC | M | 11/95  | LPA                     |
| 1,200  | 1,300   | Unauthorised internal alterations to 2 barns. City Farm, Eynesham, Oxfordshire [Grade II]<br>Two staircases and two internal galleries inserted.<br>Contractor fined.   | West Oxon DC         | M | 05/98  | LPA                     |
| 1,000  | 45,000  | Unauthorised alterations, The Old Rectory, Market Bosworth, Leicestershire [Grade II]<br>Protracted & expensive case where Listed status at the time of the offences was disputed.<br>Owner fined on 2 charges. Required to rebuild costing £25,000. Owner's costs similar to Council's.                          | Hinckley BC          | C | 10/92  | LPA                     |
| 1,000  | 4,300   | Failure to comply with Enforcement Notice, 16 Lincoln St, South Highfields Conservation Area, Leicester [Unlisted in CA]<br>Unauthorised replacement of ground floor uPVC window.<br>Owner successfully prosecuted.   | Leicester CC         | M | N/S    | LPA                     |
| 1,000  | 4,000   | Unauthorised removal and alteration of roof and top floor ceilings, 20 Walton Street, London [Grade II]<br>Designer pleaded not guilty and claimed roof not significant to special interest of building.<br>Claimed removal of roof was implied by planning permission & LBC. Entire structure removed from site. | Ken' & Chelsea RLBC  | M | 11/02  | Context 03/03           |
| 1,000  | 3,000   | Unauthorised alterations to mediaeval cruck-framed house, Lower, Honkley Farmhouse, Rossett [Grade II]<br>Agent, architectural technician denied 4 charges but convicted of two.<br>Owner given 12 month conditional discharge but faced substantial costs (see below under Minor Fines)                          | Wrexham CBC          | M | 06/12  | Daily Post N Wales News |

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| 1,000 | 3,000   | Unauthorised replacement of roof, 2 Thift Cottages, Straight Road, Boxted, Essex [Grade II]<br>Roof replaced with new sawn rafters following fire damage to the adjacent cottage.<br>Original roof removed from site before the LPA could inspect its condition. Owner pleaded guilty.                                 | Colchester BC          | M  | 11/13 | LPA           |
| 1,000 | 2,887   | Unauthorised removal of staircase, former Bell Inn, 30 High Street, Brecon, Wales [Grade II]<br>C17 4-storey oak open well staircase removed and destroyed.<br>Owner Mahmood Ali of Newport pleaded guilty.  | Brecon Beacons NPA     | M  | 08/09 | LPA           |
| 1,000 | 2,052   | Failure to comply with Enforcement Notice, Norland Conservation Area, 23 Queensdale Rd, Kensington W11 [Unlisted in CA]<br>Unauthorised installation of rooftop fencing, screening & fixed bench seating etc.<br>Building owner Federico Biroli pleaded guilty.  | Ken' & Chelsea RLBC    | M  | 09/13 | LPA           |
| 1,000 | 2,000   | Demolition of Almshouses, Denton, Lincolnshire [Grade II]<br>Prosecution of owner by SPAB Secretary David Pearce of Sir Bruno Welby. Fine was maximum at that date.<br>Blatant demolition of "the most delightful almshouses in England" (Pevsner)   | South Kesteven DC      | M  | 1980  | SPAB News     |
| 1,000 | 1,905   | Failure to comply with LBEN and further unauthorised alteration, Marianfa, Lombard Street, Dolgellau [Grade II]<br>Notice required reinstatement of eight windows and one door<br>Considerable time given for compliance for works requiring rectification in 2009 during which time another window was changed        | Snowdonia NPA          | M  | 04/15 |               |
| 1,000 | 1,236   | Failure to comply with a LBEN, 107 Southgate St, Gloucester [Grade II]<br>Notice required the defendant to repaint the theatre building an acceptable colour,<br>Fined despite attempting to comply with the Notice days before the hearing. Appeal to the Crown Court to reduce fine failed.                          | Gloucester CC          | M  | 09/13 | LPA           |
| 1,000 | 1,125   | Two timber sash windows replaced by uPVC, Regent Street, Barnsley [Grade II]<br>Chartered Surveyor owners, Smiths refused LBC to retain plastic windows.<br>Further costs were uPVC windows: £600 & traditional reinstatements: £1,000.  | Barnsley MBC           | M  | 1991  | PI 19/02/1993 |
| 1,000 | + costs | Demolition of C17 Dovecote, Northcott Court, Northchurch, Herts. [Grade II]<br>Building owner Peter Rost MP & wife [a Hertfordshire County Councillor] fined £500 each.<br>Claimed dilapidation of structure and that actions were not deliberate.   | Dacorum DC             | M  | 11/91 | Inde 09/11/91 |
| 1,000 | 500     | Unauthorised removal of internal panelling, 20 South Quay, Great Yarmouth [Grade II*]<br>Followed refusal of Listed Building Consent to Great Yarmouth Port Authority.<br>Timber panelling had been replaced by glazed screen & a first floor door renewed   | Great Yarmouth BC      | M  | 05/91 | LPA           |
| 1,000 | 235     | Unauthorised demolition of barn in conservation area., Home Farm, Newton Blossomville, Bucks [Unlisted in CA]<br>Borough Councillor, pleaded guilty. Council's costs therefore low.<br>Determined that the owners did not stand to benefit financially.  | Milton Keynes BC       | M  | 12/95 | LPA           |
| 1,000 | 250     | Numerous external & internal unauthorised alterations. The Parsonage, Jolly Lane, Atlow, Derbyshire [Grade II]<br>Works despite prior site meeting with LPA. Remedial works cost owners £25,000.<br>New purchaser couple prosecuted separately. All alterations treated as one case with one fine per person.          | Derbyshire Dales DC    | M  | 02/96 | LPA           |
| 1,000 | 150     | Unauthorised external & internal alterations & re-roofing, Hillside House, Drewsteignton, Devon [Grade II]<br>Owners refused to reinstate the roof covering or submit any applications to regularise the works.<br>A LBEN was served in 04-2015 to implement remedial works  | Dartmoor NPA           | M  | 10/14 | LPA           |
| 1,000 | 50      | Internal alterations, SuperDrug, Broad St, Ross-on-Wye, Hereford & Worcester [Unlisted in CA]<br>Internal wall removed prior to permission being given by the LPA<br>Owners fined.   | South Herefordshire DC | M  | 10/86 | LPA           |
| 1,000 | 50      | Demolition of Lanrick House, Doune, Stirlingshire [Grade B]<br>On BAR Register since 1992. Owner claimed dangerous. Local authority criticised as inept.<br>Scottish Civic Trust claimed fine tantamount to 'demolisher's charter'.  | Stirlingshire C        | SC | 02/03 | Heritage Link |
| 780   | N/A     | Unauthorised alterations and failure to comply with a LBEN, Fort Crescent, Margate [Grade II]<br>Works notified to LPA in 02/2013 but retrospective LBC refused & dismissed on appeal.<br>LBEN served 04/15 with 6 months to comply but owner Mrs Bahl failed to do so. Plead guilty.                                  | Thanet DC              | M  | 02/17 | Ivy Legal     |
| 765   | 715     | Unauthorised removal of one tie-beam & partial removal of another, Barn Owl Barn, London Road, Weston, Suffolk [Grade II]<br>Defendant claimed her builder who was her partner had obtained the necessary consents.<br>District Judge took into account the defendant's mitigation, which he believed was significant. | Waveney DC             | M  | 08/11 | LPA           |

|     |       |   |                      |   |       |                   |
|-----|-------|---|----------------------|---|-------|-------------------|
| 750 | 1,000 | Failure to comply with Enforcement Notice, 38 Lincoln St, South Highfields Conservation Area, Leicester [CA]<br>Unauthorised replacement of uPVC ground floor bay and first floor windows and front .<br>Owner successfully prosecuted.   | Leiccester CC        | M | N/S   | LPA               |
| 750 | 750   | Failure to comply with LB Enforcement Notice, Pelham Place, Grimsby [Grade 2]<br>Scaffolding had been in place for six years despite attempts to negotiate removal.<br>LBEN served 08/2011. Owner admitted offences but blamed cost & complexity on the delays.   | Grimsby BC           | M | 05/13 | Grimsby Telegraph |
| 650 | 250   | Demolition of garage & store, The Manor House, Scotter, Lincs [Curtilage building]<br>Claimed ignorance and misunderstanding of the law. Owner fined £250; his company fined £400.<br>Building within the curtilage of a Grade II Listed building.  | West Linsey DC       | M | 03/92 | LPA               |
| 600 | 1,400 | Unauthorised demolition of barn in conservation area., Chestnut Farm Stoke Goldington, Bucks [Unlisted in CA]<br>Consent to convert but owner totally demolished & rebuilt. Fine based on owner failing to notify LPA<br>Pleaded not guilty. Fine based on income of defendant.   | Milton Keynes BC     | M | 12/95 | LPA               |
| 600 | N/S   | Unauthorised extractor vent, The Bush Bar, Townhall Street, Eniskillen, Co. Fermanagh, Northern Ireland [Grade II]<br>Three storey stucco fronted premises, substantially extended to the rear<br>Owner prosecuted.   | DoE Northern Ireland | M | 08/09 | DoE [NI]          |
| 550 | 175   | Display of unauthorised signage. 51 Blue Boar Row- 1 Endless Street, Salisbury, Wilts [Grade II*]<br>Two individuals fined.<br>One fined £500 with £175 costs, the other fined £50 and no costs.  | Salisbury DC         | M | 08/04 | LPA               |
| 500 | 3,000 | Unauthorised, extensive internal alterations on three floors, 24 Promenade, Cheltenham [Grade II]<br>17 separate charges. Works carried out contrary to advice of the Council. Defendant plea changed to guilty on day of trial.<br>Small fine as defendant claimed impecuniousness. Case heard by District Judge because of initial not guilty plea. | Cheltenham BC        | M | 02/11 | LPA               |
| 500 | 5,000 | Unauthorised alterations of lowering of cellar floor, 24 Castle Street, Farnham, Surrey [Grade II]<br>Owner & two builders pleaded guilty. Surveyor change plea to guilty on hearing evidence.<br>Mitigation pleas for owner & surveyor resulted in conditional discharges. Builders were fined.  | Waverley BC          | M | 06/98 | LPA               |
| 500 | 1,500 | Demolition of east wing, Stillingfleet House, Stillingfleet, Yorkshire [Grade II]<br>LBC had been granted only for demolition of minor outbuildings & internal alterations to Georgian house.<br>Owner David Atkinson was fined & accused Conservation Officer of prosecuting to justify his job. First prosecution by this LPA.                      | Selby DC             | M | 10/94 | PI 07/10/94       |
| 500 | 1,030 | Failure to comply with S.215 Notice under Planning Act 1990, High St, Redbourn, Herts. [Grade II]<br>Plea changed to guilty on day of trial. Owners Mr & Mrs Gentil fined £250 each plus £500 costs each.<br>Owners stated that repairs had been commenced by the date of the court hearing but were still fined.                                     | St Albans DC         | M | 12/10 | SAR               |
| 500 | 500   | Demolition of barn, Ivy House Farm, Odstone, Leicestershire [Grade II]<br>Owner claimed the barn was not listed and was dangerous. Found guilty on two charges & fined but not required to rebuild.<br>Council's costs of £2,150 only part awarded. Gain from sale of bricks ignored.   | Hinckley BC          | M | 11/91 | LPA               |
| 500 | 400   | Failure to comply with LBEN, 56 North End Osmotherley, Northallerton [Grade II]<br>The Notice required reinstatement of two horizontally sliding sash windows & a half glazed door to the front elevation.<br>Guilty plea & defendant confirmed "...he had buried his head in the sand hoping this matter would go away..."                           | North York Moors NPA | M | 11/13 | LPA               |
| 500 | 350   | Failure to comply with LBEN, 98 St Helens St, Ipswich [Grade II]<br>Original early C18 doorcase removed & replaced by crude inauthentic modern example.<br>Extended timescale not complied with. Second offence. (See Conditional Discharge below).   | Ipswich BC           | M | 06/01 | LPA               |
| 500 | 300   | Unauthorised alterations, 162 High Street, Ramsgate [Grade II]<br>New owner altered shape & materials of roof & replaced Kentish peg tiles and dormers with Velux rooflights<br>Fined for failure to comply with the associated Listed Building Enforcement Notice  | Thanet DC            | M | 06/97 | PI 27/06/97       |
| 500 | 250   | Demolition of chimneys & cart lodge wings, Rectory Farm, Bilsthorpe, Notts. [Unlisted in CA]<br>Demolition was without Conservation Area Consent.<br>Enforcement action ensured the chimneys were rebuilt.  | Newark & Sherwd DC   | M | 6/95  | LPA               |
| 500 | N/A   | Failing to reinstate a pair of redundant entrance gates, Heytesbury House, Wilts [Grade II]<br>Original fine of £10,000 by West Wilts Magistrates Court was overturned by Swindon Crown Court<br>Moved in 1986 by DoT when estate was severed by new A36 bypass. Pillars had been in temporary storage pending re-erection.                           | West Wiltshire DC    | C | 03/95 | WT 30/03/95       |

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|-----|----------|---|----------------------|---|-------|----------|
| 500 | N/A      | Removal of statue of Icarus, Leighton Hall, Powys [Grade II*]<br>Owner pleaded guilty but mitigating circumstances of removal to avoid theft.<br>The statue, which was separately listed was valued at £50,000.   | Montgomery DC        | M | 08/92 | LPA      |
| 500 | N/A      | Demolition of listed building. 9 & 11 The Diamond, Portstewart, Northern Ireland [Grade II]<br>Owner and digger driver pleaded guilty & each fined £250. Maximum at the time in Northern Ireland £5,000<br>Work also commenced on replacement building without planning permission. | DoE Northern Ireland | M | 06/05 | DoE [NI] |
| 500 | No costs | Demolition & rebuilding , 10 Burlton Terrace, Bewdley, Hereford & Worcestershire [Grade II]<br>Works carried out without consent. LBC granted for refurbishment & extension.<br>Builder who was also developer & owner was fined.   | Wyre Forest DC       | C | 06/86 | LPA      |

### MINOR FINES [UNDER £500], COURT ACQUITTALS & DISCHARGES ETC.

|     |          |  |                        |   |       |                     |
|-----|----------|--|------------------------|---|-------|---------------------|
| 450 | 643      | Unauthorised painting of exterior in purple & line green stripes, 21 Frodsham Street, Chester [Grade II]<br>Prosecution brought because of lack of any progress to rectify after over 6 months.  | Cheshire W & Chester C | M | 06/13 | LPA                 |
| 400 | 1,058    | Failure to comply with LBEN requiring removal of 16 solar panels from curtilage building, Thatched Cottage, Hoxne, Suffolk<br>Consent for retention refused 06/2012. Owner pleaded guilty  | Mid Suffolk DC         | M | 11/13 | Diss Express        |
| 400 | 663      | Unauthorised alterations, Buntens Barn, High St, Newport, Safron Walden, Essex [Grade II]<br>Guilty plea. Works inc. severance of tie beam & insertion of mezzanine floor on advice of structural engineer. £40 victim surcharge.            | Uttlesford DC          | M | 02/16 | LPA                 |
| 350 | 150      | External alterations, 3-5 Mill Street, Bridgnorth [Grade II]<br>Defendant of no fixed abode subject of Committal Order for 30 days in default of payment of fine.  | Bridgnorth DC          | M | 03/92 | LPA                 |
| 350 | N/S      | Unauthorised demolition of building, 166 malone Road, Belfast [Grade II]<br>Large plot for anticipated redevelopement for residential nursing home   | DoE Northern Ireland   | M | 06/10 | DoE [NI]            |
| 300 | 1,100    | Failure to comply with LBEN requiring removal of uPVC windows & restatements, 26 West St, Boston [Grade II]<br>Owner's appeal dismissed by PINS & 4 months given for compicance in 01-2016 forcing court action.                             | Boston BC              | M | 03/18 | Boston Standard     |
| 300 | 350      | Failure to remove 2 large advertisements, Santorino Takeaway, Kirkland, Kendal, Cumbria [Unlisted in Conservation Area]<br>Owner Satkawt Kherzi pleaded guilty to breach of the T&CP Advertisement Reguations. Further £20 victim surcharge. | South Lakeland DC      | M | 01/15 | Westmorland Gazette |
| 280 | 50       | Four Untidy Sites Notices, 152-156 High Street, Collingham, Nottinghamshire [Unlisted in Conservation Area]<br>3 Notices reduced on appeal to Crown Court from £70 to £30 each Fourth Notice - conditional discharge.                        | Newark & Sherwood DC   | M | 5/94  | LPA                 |
| 250 | 70       | Unauthorised alterations, Rose Cottage, Thurgarton, Notts [Grade II].<br>Included concrete window lintels & uPVC rainwater goods. Mitigation plea accepted.  | Newark & Sherwood DC   | M | 3/93  | LPA                 |
| 250 | No costs | Total demolition of barn, Hobbs Farm Barn, Tandridge La. Tandridge, Surrey [Grade II]<br>Contractor not fined. Magistrates comment: "case should never have been brought and was waste of taxpayers money".                                  | Tandridge DC           | M | 03/10 | LPA                 |
| 250 | N/S      | Unauthorised removal of shopfront, Fab Kebab, 15 Waterside, Coleraine, Northern Ireland [Grade II]<br>Owner rather than the installer prosecuted.  | DoE Northern Ireland   | M | 03/09 | DoE [NI]            |
| 200 | 614      | Unauthorised signs, Harrods Stores, 7 Church St, Hingham, Norfolk [Grade II]<br>Followed Enforcement Notice & 2 warnings of prosecution. Guilty plea.  | South Norfolk DC       | M | 12/93 | LPA                 |
| 200 | 200      | 215A The Tuckies, Broseley, Shropshire [Grade II]<br>Because of defendant's personal circumstances, allowed to pay £20.00 per week.  | Bridgnorth DC          | M | 02/93 | LPA                 |
| 200 | 75       | Unauthorised works. 72 Plains of Waterloo, Ramsgate, Kent [Grade II]<br>Painting the flank wall brickwork to an end of terrace house. Owners pleaded guilty.   | Thanet DC              | M | 10/97 | LPA                 |
| 200 | 50       | Unauthorised works. Manor Farmhouse, Wellow, Nottinghamshire [Grade II]<br>Unauthorised demolition and rebuilding of rear wing.  | Newark & Sherwood DC   | M | 11/90 | LPA                 |
| 125 | 100      | Failure to comply with S.215 Notice on early C19 terraced house, 154 Baddow Road, Chelmsford [Grade II]<br>Owner pleaded guilty. Failure to repair windows, render, rainwater goods and redecorate.  | Chelmsford BC          | M | 04/12 | LPA                 |
| 100 | 250      | Satellite Dish, Cricketers Arms PH, Silverless Street, Marlborough, Wilts [Grade II]<br>Owner rather than the installer was prosecuted.  | Kennet DC              | M | 1992  | LPA                 |
| 100 | 100      | Unauthorised alterations prior to retrospective LBC appn (refused), 30 Albion Place, Northampton [Grade II]<br>Rendered over entire rear elevation brickwork & reduction of chimney stack on early C19 terraced residence.                   | Northampton BC         | M | 09/96 | LPA                 |
| 100 | N/S      | Unauthorised extension to listed buiding, 63 Rosemount Avenue, Derry [Grade II]  | DoE Northern Ireland   | M | 11/09 | DoE [NI]            |

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|-----|--------|---|-----------------------|---|-------|-------------------------|
| 100 | N/S    | Part of refurbishment requiring reinstatement of original external features & materials.<br>Unauthorised installation of uPVC windows, Breezemount House, Castlerock Road, Colrairie, Northern Ireland [Grade II]           | DoE Northern Ireland  | M | 07/09 | DoE [NI]                |
| CD  | 45,500 | Large stucco house with double height bays used as a bed-and-breakfast business<br>Twenty-two offences, five guilty pleas of unauthorised alterations, Stream Farm, Iden Green, Kent [Grade II]                             | Tunbridge Wells BC    | M | 07/02 | LPA/JPL 05/02           |
| CD  | 15,025 | Judicial Review lost but charges dropped when LA's costs met. Defendant's estimated costs £50,000<br>Demolition of dwelling, Angel Cottage, Windmill Lane, Stratford, London [Grade II]                                     | Newham LBC            | C | 12/09 | LPA                     |
| CD  | 12,000 | Guilty pleas but owners claimed squatters had damaged and building had collapsed as contractors were making safe.<br>Demolition of unlisted house in CA under S.74, 25 West Common Way, Harpendon, Herts. [Unlisted]        | St Albans DC          | C | 10/07 | LPA                     |
| CD  | 8,000  | Architect and builder both given Conditional Discharge (see entry below))<br>Three counts of unauthorised alterations to mediaeval cruck-framed house, Lower, Honkley Farmhouse, Rossett [Grade II]                         | Wrexham CBC           | M | 06/12 | Daily Post N Wales News |
| CD  | 1,500  | Defendant changed plea & admitted charges during the case. 12 month conditional discharge, Agent also fined (see above)<br>Demolition of unlisted house in CA under S.74, 25 West Common Way, Harpendon, Herts. [Unlisted]  | St Albans DC          | C | 10/07 | LPA                     |
| CD  | 1,285  | Locally listed dwelling of c.1938 Architect separately given Conditional Discharge (see entry above)<br>Failure to comply with LBEN leaded light windows to FF bay window & attic dormer 6 St Helens St, Ipswich [Grade II] | Ipswich BC            | M | 01/15 | LPA                     |
| CD  | 130    | Owner pleaded guilty.<br>Unauthorised windows in CA covered by Article 4 Direction, 17 Highgate Avenue, Preston [Unlisted in Conservation Area]   | Preston CC            | M | 08/13 | LPA                     |
| CD  | 100    | Discharge for 12 months to resolve of face further trial. Husband & wife bore share of costs & £15 victim surcharge.<br>Failure to reinstate 3 sliding sash windows, 98 St Helens St, Ipswich [Grade II]                    | Ipswich BC            | M | 11/94 | LPA                     |
| CD  | 50     | Defendant given conditional discharge because of financial circumstances. but still required to reinstate.<br>Unauthorised alterations at The Granary, Ultling Hall, Ultling, Maldon, Essex [Grade II]                      | Maldon DC             | M | 12/97 | LPA                     |
| CD  | --     | Works included insertion of windows and brick plinth, interior plasterboard, brick nogging between studs etc..<br>Numerous internal alterations/destruction of fabric, 3 High Street, Debenham, Suffolk [Grade II*]         | Mid Suffolk DC        | M | 06/97 | LPA                     |
| AD  | --     | Owner absolute discharge, builder conditional discharge with costs awarded against builder<br>Installation of solid shopfront roller shutter, Bridewell Alley, Norwich [Grade II]   | Norwich CC            | M | 10/91 | Context 09/92           |
| AD  | --     | Defendant a TV personality targeted by animal rights activists. Separate Enforcement Notice upheld.<br>Removal of fireplace at The Knowle, Eardington [Grade II]  | Bridgnorth DC         | M | 01/95 | LPA                     |
| AD  | --     | Defendant given absolute discharge because he was bankrupt<br>Demolition of leucomb, Uppey House, Church St, Uppey, Weymouth [Grade II]   | Weymouth BC           | M | 06/95 | LPA                     |
| AD  | --     | No financial benefit accrued from works. Owners required to reinstate. Loss of EH grant greater than max. fine.<br>Unauthorised alterations, 137 Talgarth Rd, London W14 [Grade II]   | Ham'smith & Fulham LB | M | 04/01 | AMS                     |
| N/G | --     | LPA took 4 charges as 1 offence. Only 3 proved, one not proved so case dismissed.<br>Unauthorised partial demolition in June 2010 of Cattle Shed, Glanmachlas, Llanegryn, Gwynedd [Grade II]                                | Snowdonia NPA         | M | 03/14 | Cambria News            |
|     |        | Surveyor cleared because listing made by Cadw in 2000 was not notified by Gwynedd CC until March 2013.  |                       |   |       |                         |

## CUSTODIAL SENTENCES

|  |  |                             |               |
|--|--|-----------------------------|---------------|
| Theft of lead from roof                      | Revesby Abbey, Lincolnshire [Grade 1]<br>Building in the control of English Heritage.<br>Three defendants sentenced to 8 months, 6 months, and 100 hrs. community service respectively.  | Lincoln Crown Court 12/1989 | Context 03/90 |
| Attempt to expedite demolition by explosives | Methodist Chapel, Dartmouth [Grade 2]<br>Owner persuaded contractor to use explosives to damage sufficient to justify demolition.<br>Owner sentenced to 4 months.<br>Operative given 4 months with 3 months suspended for two years. | Magistrates Court 04/1992   | LPA           |

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|--|--|--------------------------------|----------------------------|
| Failure to comply with 1984 enforcement notice | 40 Chalcot Rd, Camden [See also schedule of fines above]<br>Persistent prevarication over long period [11 years], frustrating the implementation of the Planning legislation. Court sentenced the defendant to be jailed until fine paid.<br>Fine paid the day before the defendant's imprisonment.  | Magistrates Court 03/1995      | Estates Times              |
| Attempt to defraud - theft of fireplaces       | Rangemore Hall, East Staffordshire [Grade 2*] (S Staffs. DC)<br>Three owners made fraudulent claim of theft. Fireplaces sold to Irish NY based antique dealer.<br>Police prosecuted under Fraud Act. LB Enforcement Notices also served.<br>Two pleaded guilty, one not guilty. One given 12 months & two given 9 months.                          | Stafford Crown Court 05/2000   | LPA                        |
| Attempted theft of lead from roof              | Holy Trinity Church, Ratcliffe-on-Soar, Nottinghamshire [Grade 1]<br>Church staff, successfully 'staked out' the church & caught the pair of thieves red-handed in the act of prizing up the leadwork at 2 a.m.<br>2 defendants sentenced to 3 months.   | Magistrates Court 10/2010      | SPAB                       |
| Graffiti damage to Railway Viaduct etc         | Folkstone Viaduct (& another Listed building) [Grade 2]<br>Cost of cleaning viaduct £14,500 but other cumulative damage to e.g. Southern Railways trains over £378,000. Offender admitted 9 offences with a further 78 Taken into consideration. Sentenced to 15 months in young offender institution.   | Canterbury Crown Court 01/2011 | English Heritage           |
| Theft of lead from church roof                 | St Werburgh's RC Church, Chester [Grade 2]<br>Defendant also in possession of Class C drugs. Pled guilty on first appearance.<br>Community Order – 12 months; Curfew - 8 weeks (tagged 2000 to 0800 hrs)<br>Supervised Substance Related Offending rehab. - 20 days. Damage compensation £200.   | Magistrates Court 08/2011      | Chester & West Cheshire C  |
| Theft of copper from church roof               | St Werburgh's RC Church, Hoo, Kent [Grade 2]<br>Cooper estimated to be worth £40,000<br>Police prosecution. Pled not guilty.<br>Defendant jailed for 3 years.  | Maidstone Crown Court 12/2012  | Kent Online                |
| Conspiracy to steal lead                       | Twenty churches across Lincs, Leice, & Notts<br>Six Lithuanian defendants, four for conspiracy, two for theft & handling stolen goods.<br>70 tonnes of lead worth £70,000 treated with Smartwater aided identification. £1M repair bill.<br>Some pleaded guilty others found guilty @ jur trial. Jailed for a total of more than 20 years.         | Lincoln Crown Court 12/2012    | Daily Telegraph 13/12/2012 |
| Theft of lead from church roof                 | St Michaels & All Angels Church, House, Leics. [Grade 2]<br>Two defendants, Romanian nationals from Birmingham. Theft on 13.11/2012.<br>Lead worth £10,000 treated with Smartwater aided identification.<br>Police prosecution. Pled guilty. Jailed for 18 months.   | Crown Court 02/2013            | BBC East Midlands          |
| Arson  | Sandhill Park, Bishops Lydeard, Somerset [Grade 2*]<br>Four defendants aged 19-23 caused extreme damage estimated @ £10M to repair the house of c.1720.<br>Judge @ Taunton Cown Court described the crime as an "extreme case of mindless vandalism".<br>Heritage Crime Impact Statement used to determine sentences ranging from 12 to 27 months. | Crown Court 02/2013            | This Somerset Website      |
| Arson  | St Faith's Hospital Church, Pindersfields Park, West Yorkshire [Grade 2]<br>Church of c.1861 by Sir G.G.Scott proposed for conversion to flats, burnt out in June 2012.  | Crown Court 02/2013            | Yorkshire Evening Post     |

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|-----------------------------------|--|---------------------------------|----------------------|
|                                   | Demolition of remainder to cost £850K. Two defendants both aged 23 denied arson & blamed each other. Both defendants sentenced to three-and-a-half years.  |                                 |                      |
| Arson                             | Orford Farm Barn, School Road, Orford, Cheshire [Grade 2]<br>Barn of c.1739 or before, Two defendants pleaded guilty to reckless arson in March 2012. Damage of £500,000 requiring demolition of a building in the process of renovation but not insured. Both 18 year old defendants sentenced to three-and-a-half years.                             | Crown Court 06/2013             | Cheshire CFRS        |
| Arson                             | Wichester Cathedral Deanery, Winchester, Hampshire [Grade 1]<br>Set doors of the Deanery alight, two other non-heritage arson attacks & charge of assault<br>Pleaded guilty at Winchester Crown Court<br>Sentenced to six years.   | Winchester Crown Court 06/2013  | BBC Regional Website |
| Theft of metals & criminal damage | Deamland Cinema, Margate, Kent [Grade 2*]<br>Significan damage to historic metal fittings in excess of £30,000 to repair<br>One defendant sentences to 2 years also carrying an offense weapon<br>One defendant sentenced to 20 months suspended for 2 years & 6 months partial house arrest   | Crown Court 06/2014             | Kent News            |
| Theft of lead (and arson)         | All Saints Church, Goxhill, North Lincolnshire [Grade 1]<br>Significant damage by theft of lead strips in excess of £33,000 to repair<br>Church Warden spotted a white van outside the building. Defendant apprehended locally.<br>Pleaded guilty & sentenced to 12 months (+ 36 months for other arson offences.                                      | Grimsby Crown Court 12/2014     | Scunthorpe News      |
| Theft of lead from church roofs   | St Peter's Church, Guestwick, Norfolk [Grade 1] & All Saints' Church, Alby Norfolk [Grade 1]<br>Thefts @ St Peter's between 08-09/2104 & All Saints' 10-11/2015 in excess of £47,000 to repair<br>Defendant caught after forensic evidence from cigarette butts retrieved from the crime scenes.<br>Pleaded guilty & sentenced to 32 months.           | Norwich Crown Court 03/2016     | Eastern Daily Press  |
| Arson                             | Llanthony Provender Mill, Bakers Quay, Gloucester [Grade 2]<br>Building 1862 enlarged 1890-5, designed by George Hunt of Evesham for Foster Bros.<br>Destroyed October 15 <sup>th</sup> 2015 by two teenage defendants who videoed the crime.<br>Perpetrator sentenced to 36 months and accomplice sentenced to 12 months                              | Gloucester Crown Court 05/16    | Gloucester Citizen   |
| Contempt of Court                 | Manor Farmhouse, 15 High Street, Spadwick, Huntingdonshire [Grade 2]<br>Commenced unauthorised works with 2 weeks of purchase. Temp injunction obtained<br>Injunction fell away but onwner undertook in County Court to cease without LBC.<br>Work cintinued & 20 breaches identified. Found guilty 6-weeks suspended sentence & £25,000 costs         | Peterborough County Court 11/16 | LPA                  |
| Arson                             | Wythenshaw Hall, Manchester, [Grade 2*]<br>Built in 1540, gifted to the city of Manchester as a museum in 1926 by a philanthropist.<br>Started by single match with newspapers stuffed round drainpipes. Repair costs estimated at £5.2M<br>Defendant Jeremy Taylor, 28, sentenced to four and a half years after DNA linked him to fire.              | Manchester Crown Court 08/17    | Guardian             |
| Theft of lead from church roofs   | St Mary's Church in Baconsthorpe, Norfolk [Grade 1]<br>Plus conspiracy to steal lead from church roofs & from St Mary & All Angels, Shefford, Beds.<br>Defendant stripped £100k of lead adter parishoners has raised £120k over 2 years for repairs<br>Sentenced to 60 months and application will be made for deporation to Rmania to serve sentence. | Norwich Crown Court 11/17       | Daily Telegraph      |



|       |   |                              |                  |
|-------|---|------------------------------|------------------|
| Arson | The Fleece Inn, Gloucester [Grade 2]<br>Building of 15 <sup>th</sup> century origins and timber framing & 12 <sup>th</sup> century undercroft<br>Fire on 20 <sup>th</sup> July 2016. Defendant pleaded guilty and thus a five year sentence reduced to 42 months<br>Defence pleas of mental unfitness & therefore a mental health order was not accepted. | Gloucester Crown Court 12/17 | Historic England |
|-------|---|------------------------------|------------------|

**Notes**

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| Sentences/Fines<br>Court<br>Information Sources | AD = Absolute discharge; CD = Conditional discharge; # = overturned on appeal; N/G = Not Guilty. N/A = information not available. CA= Conservation Area<br>M = Magistrates Court; S = Sheriffs Court [Scotland]; C = Crown Court; H = High Court; CA = Court of Appeal<br>AMS = Ancient Monuments Society; AN = ACO News; BD = Building Design; CrAp = Criminal Appeal Reports (Sentencing);<br>CSP = Criminal Sentencing Practice; ES = Evening Standard; Inde = The Independent; JPL = Journal of Planning Law; LPA = Local Planning Authority;<br>PI = Planning; Pw = Planningweek; SAR = St Albans Review; WT = Wiltshire Times |
|---|---|

**Total cases: 245 @ 07/06/18** [Cases involving fines or conditional discharges but with costs: 215]

## SOME COMPARISON FINES UNDER ANCIENT MONUMENTS LEGISLATION

|         |  |     |        |                     |
|---------|--|-----|--------|---------------------|
| 15,000  | Works of underpinning to warehouse which damaged underground remains of Winchester Palace, London.<br>Fine reduced in Court of Appeal from £75,000 with £1,000 on the basis that work stopped immediately;<br>Guilty plea entered & fine would have been 75% of annual company profits.  | CA  | ---/92 | CSP 02/94           |
| 15,000  | Excavations around Binchester Hall Hotel damaging Roman Fort & settlement. Owner pleaded guilty to 3 counts.<br>On basis of negligence not deliberate damage, fine reduced in Court of Appeal from £33,000 but the award of costs of £10,000 against defendant was not reduced.  | CA  | --/91  | CSP 02/94           |
| 15,000  | Creating an artificial lake on the site of Legbourne Priory, a scheduled mediaeval nunnery, Louth, Lincolnshire<br>Visible earthworks under pasture until 1988. Consent not sought as this was unlikely to be granted.<br>Owner pleaded guilty & undertook to restore. Judge Hutchinson, Lincoln Crown Court stated: "a bad offence of its kind".  | SAM | 04/90  | EH 04/90            |
| 3,000   | Ploughing of Roman town of Alcester scheduled site.<br>Fine reduced in Court of Appeal from £10,000 with £4,914 costs<br>on the basis that it was not deliberate but due to a misunderstanding.  | CA  | --/88  | CSP 02/94           |
| 2,500   | Bulldozing of circular ditch to Neolithic henge between April & October 2011 at Priddy Stone Circles, Somerset.<br>Defendant pleaded guilty at Taunton Crown Court & was required to pay £7,500 costs.<br>Pledged £38,000 to make good the damage.   | SAM | 10/12  | BBC 10/12           |
| CD +285 | Graffiti sprayed on Grade 1 Greyfriars Church, a ruined Tudor monastery complex, Gloucester,<br>Case brought by EH & police, 20 yr old defendant pleaded guilty at Cheltenham Magistrates Court under AM legislation.<br>Fined £285 compensation to English Heritage for the specialist cleaning of the porous soft limestone fabric.  | SAM | 02/13  | BBC 02/13           |
| CD      | Three-year conditional discharge for theft & damage to Scheduled Ancient Monuments involving 65 items from 20 sites in 3 counties<br>Pleaded guilty at Dartford Magistrates  | SAM | 06/08  | BBC 06/08           |
| ASBO    | Two specimen charges were laid & consideration given to four others.<br>Use of metal detectors on Scheduled Ancient Monument Roman site at Chester Farm, Irchester owned by Northamptonshire County Council.<br>Sentenced at Northampton Crown Court<br>Two detectorists required to do 150 hrs. community service, confiscation of metal detecting equipment & compensation for damage. | SAM | 12/12  | Northants Telegraph |

## SOME COMPARISON FINES UNDER PLANNING LEGISLATION ETC

|        |        |   |                           |       |       |                       |
|--------|--------|---|---------------------------|-------|-------|-----------------------|
| 30,000 | N/A    | Felling of three TPO trees  |                           |       | 09/93 | Pw 16/09/93           |
| 25,000 | N/A    | Breach of Enforcement Notice. Building stable block contrary to gen. planning policy & intrusion into open countryside. Judge intended fine to act as deterrent.  | Taunton BC                | C     | 09/94 | Pw 22/09/94           |
| 23,750 | 4,896  | Felling of tree covered by TPO in Conservation Area, Eaton Road, Chester<br>Intention to create more valuable parking spaces. Pleaded guilty. Fine £10,000 + £13,750 proceedings of Crime Act   | Cheshire West & Chester C | C     | 05/13 | Cheshire First News   |
| 20,000 | 13,833 | Felling of 11 trees in one day covered by TPO at Green Lane North, Thorpe End, Norwich<br>Site owner pleaded guilty 11 charges for works carried out on 29 November 2011  | Broadland DC              | M     | 06/13 | EH                    |
| 15,000 | 1,260  | Felling of 27 TPO trees by owner to increase the sale value of her house at High Knott Road, Arnside, Cumbria<br>Site owner pleaded guilty but there were aggravating factors. Contractor less culpable, fined £3,000 with £1,207 costs | South Lakeland DC         | M     | 03/15 | Cumbria Crack News    |
| 12,000 | 1,226  | Sub-standard conversion of house into 5 flats, single-story rear extension, new outbuilding etc., Prout Grive, Neasden<br>Enforcement Notice requiring part demolition ignored. Father & son each convicted                             | Brent LBC                 | M     | 03/15 | Brent & Kilburn Times |
| 9,500  | 300    | Felling of 60 trees at Histon FC Cambridgeshire<br>Fine reduced because the FC demonstrated the parlous state of it's finances  | South Cambs DC M          | 12/10 | LPA   |                       |
| 6,400  | N/A    | Six Enforcement Notices from 1988 to 1994. Mobile home in green belt without Planning Permission.<br>Appellant 'led LA a merry dance over the years'.   | Dartford BC               | C?    | 08/94 | Pw 01/09/94           |
| 3,500  | 955    | Two counts of failing to protect roots of oak tree & wheel washing at site in interests of road safety also not done.<br>Developer Bellway Homes entered guilty plea. Additional victim surcharge of £120                               | S Gloucestershire C       | M     | 01/16 | Ivy Legal             |
| 3,000  | 1,000  | Felling of a TPO tree.<br>Reduced from £6,000 on appeal   | ---                       | C     | --/89 | CSP 02/94             |
| 2,000  | 1,200  | Demolition of West Hill Cottage, West Low, Cornwall. Failure to notify under S.80 of Building Act 1984.<br>Owner pleaded guilty. Joint Planning & Building Control action. Maximum fine. +victim surcharge of £120                      | Cornwall C                | M     | 06/15 | LPA                   |
| 2,000  | 800    | Felling Birch tree & significant pruning to 18 other protected trees at Edenhall Conservation Area, Penrith in Feb 2016<br>Landowner & contractor both pleaded guilty. Fines reduced for previously exemplary character of defendants.  | Eden DC                   | M     | 09/16 | LPA                   |
| 1,500  | 1,500  | Cutting branches from pine tree in Emmanuel Church Conservation Area, Loughborough<br>Tree damaged beyond recovery. Land owner from Deodar Road, London pleaded guilty. +victim surcharge of £150                                       | Charnwood BC              | M     | 02/18 | Leicester Mercury     |
| 1,000  | 900    | Failure to comply with Untidy Sites Notice (S.215), St John's Hall Windmill St, Gravesend [Grade 2]<br>Unsuccessful appeal in Magistrates Court   | Gravesham BC              | M     | 09/08 | LPA                   |