



LISTED BUILDINGS

Listed buildings are structures of special architectural or historical interest ranging from great houses to churches and barns.

There are approximately 347,000 individual listed buildings in the UK.

Listing began in 1947 when it was realised that many historical buildings were being lost through demolition or insensitive alteration. Listing is carried out by English Heritage and formally approved by the Secretary of State under the Planning (Listed Buildings and Conservation Areas) Act 1990.

All buildings built before 1700 and most buildings built between 1700 and 1840 are listed. In order for a building to become eligible it has to be over 30 years old. However, the criteria has become tighter with time, so that post 1945 buildings have to be exceptionally important to be listed.

Listed buildings are categorised in three ways:

- Grade I: These are buildings of exceptional interest and considered to be internationally important.
- Grade II*: These buildings are particularly important building.
- Grade II: These buildings are nationally important and of special interest. Most of all listed buildings fall into this class.

Alterations and extensions to a Listed Building:

As a general rule listed building consent is necessary for any works of alteration, extension or demolition.

Exterior Alterations:-

- (a) The replacement of windows, doors including a change of material or installation of roof lights, the introduction of double glazing. **In this context the replacement of traditional wooden windows with UPVC or aluminium is unacceptable.**
- (b) Alterations to window or door openings.
- (c) Replacement of roof coverings.
- (d) Painting of previously unpainted surfaces particularly brick or stone elevations.
- (e) The addition of any type of cladding.
- (f) The removal of cladding, particularly original stucco or lime renders.

- (g) The repainting of brick or stonework, the repainting of walls, windows and doors or the use of certain cleaning techniques which may also require listed building consent.

Interior Alterations:

Interior alterations which affect the following features will probably require listed building consent:-

- (a) staircases, doors and doorways, panelling, chimney-breasts and fireplaces
- (b) the removal of original plasters, including cornices, ceiling roses etc
- (c) removal of original internal walls
- (d) the removal of structural timbers and original floorboards
- (e) any other work that affects the original architectural features.

Listed building consent will also be required for the removal of features such as balconies, chimneys, chimney pots, porches and insurance plaques.

Listed building consent will be required for the attachment of objects to listed buildings including security shutters, meter boxes, sunblinds, advertisements, satellite dishes, burglar alarms and CCTV cameras.

Listed building consent is also needed to alter or demolish buildings or features within the curtilage of the listed building. This includes changes to garden walls gates and railing.

Maintenance and Repairs:

The repair and maintenance of listed buildings should always be carried out using appropriate materials and employing traditional building techniques and craftsmanship. In many cases it will be preferable to repair rather than replace an existing feature. It will preserve the historic fabric of the building and is often cheaper.

This booklet is not a definitive statement concerning the legislation affecting listed buildings. Before undertaking works of repair or alteration to listed buildings or prior to the purchase of such a building it is advisable to speak to a Planning Officer or the Local Authority Listed Building Officer who can give advice on matters such as:-

- (a) the need for listed building consent in any specific case
- (b) methods of maintenance and repair
- (c) alterations and extensions to specified buildings
- (d) suitable materials

It is a criminal offence to alter a listed building.

If you require any further information please do not hesitate to contact us.

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