

# Listed Buildings

## What is covered by the listing – is this set out in the list description?

Yes, the whole building is listed and that includes the inside as well as the outside and also any object or structure fixed to the building. The area of land around a listed building within the boundaries is called the 'curtilage' and any pre 1st July 1948 building or structure within this area is also deemed to be listed as are the boundary walls, railings, gates and possibly garden features. The list description is a written description of a listed building used predominantly for locating the building and so unless it is a recent listing (where more information is provided) it will not set out what is or is not listed.

## How will listing affect me?

Listing is a tool to identify those buildings that should be celebrated as having special architectural and historic interest, and where changes should be carefully considered. Listed buildings can be altered, extended and sometimes even demolished within government planning guidance. The local authority uses this consent process to make decisions that balance the building's architectural and historic significance against other issues such as function, condition or viability.

Listing does not freeze a building in time. It simply brings it under the consideration of the planning system, meaning that you will need to apply for listed building consent in order to make changes that will affect the special interest of your listed building. Information on making changes to listed buildings and links to grant information is available from Historic England by looking at the ['Your home'](#) section of their website.

## How do buildings become listed?

Anyone can [apply to have a building listed](#). Applications should be sent to Historic England, who administers the application process and provides expert advice to the Secretary of State on which buildings meet the criteria for listing.

Further information is available on the [Historic England](#) website.

## Who decides whether or not a building should be listed or de-listed?

The Secretary of State for Culture Media and Sport is responsible for compiling the statutory list of buildings of special architectural or historic interest. Further information is available on the [Historic England](#) website.

## What is listed building consent?

Listed building consent is the granting of consent by the local planning authority for works of alteration, extension or sometimes even demolition to a listed building. Works of alteration, extension or demolition undertaken without listed building consent would be illegal.

It is a criminal offence to carry out works to a listed building which affects its special historic or architectural interest without listed building consent having been granted by the local planning authority. People undertaking illegal works could be liable to prosecution, and/or be made to change what has been done. The maximum penalty could include imprisonment and fines.

## Do I need listed building consent to.....

- **Repair windows/doors** – No, providing they are carried out in a like-for-like manner but if there are changes in materials, appearance or in some cases colour, consent may be required.
- **Replace windows/doors** - Yes, even if the new windows/doors are to be of the exact same design, material and finish.

- **Build a conservatory, porch or extension** – Yes if attached to the main building or curtilage buildings. Planning permission may also be required.
- **Build a separate building or structure within the curtilage** – No, but planning permission will be required.
- **Install a satellite dish** – Yes, if the dish is to be erected on any part of the building or curtilage buildings whereby the installation is considered by the local planning authority to constitute an alteration affecting the buildings special historic or architectural interest. Planning permission may also be required.
- **Repaint the exterior of the property** – Yes, if the building has not been painted before or if the proposed new colour affects the buildings special historic or architectural interest.
- **Repair the roof covering** – No, providing the repairs to the roof covering are done using exactly the same material. Where possible existing pantiles/tiles/slates should be re-used. Consent may be required if there are any proposed changes to the roof timbers or structure or to the appearance of the roof as part of re-roofing works.
- **Replace the roof covering** – Yes. Complete replacement of a roof covering will require consent. Consent may also be required if there are any proposed changes to the roof timbers or structure or to the appearance of the roof as part of re-roofing works.
- **Put up a fence, wall or install gates within the curtilage of a listed building** – If the structure is to be attached to the main building or any curtilage building, then Listed Building Consent may be required. Planning permission is also likely to be required.
- **Do I need consent to demolish any structure or building within the curtilage of a Listed Building?** - Yes. Listed Building Consent will be required for any proposed demolition to any part of a Listed Building or any structure within the curtilage.
- **Do I need permission to fit solar panels or wind turbines to a Listed Building?** - Consent will be required to fit any renewable technology devices to a listed building as in most cases they need to be fixed to the building which may alter the buildings special historic or architectural interest. Consideration will also be given to the method of installation to ensure that they do not unnecessarily disturb or destroy historic fabric and ensure that there is minimum intervention and that any work is reversible, should the devices need to be removed in the future. Installation of renewable technology devices may also need planning permission.

#### **Can the Council take any action if a listed building falls into disrepair?**

There are powers the council can use to require owners to carry out urgent repairs to safeguard the future of a building and prevent further damage. Such powers will be exercised with careful consideration to ensure that any action undertaken is in the public interest.

#### **Where can I get advice on repair and restoration work?**

There are various organisations that provide detailed advice on matters relating to historic buildings and areas. Of particular note are [The Society for the Protection of Ancient Buildings](#) (SPAB) and [Historic England](#), both of which have a range of useful guidance for professionals and home owners. For example SPAB's [Look Before You Leap](#) guidance is very useful if you are thinking about buying an old building for the first time. SPAB also provide a range of guidance documents [here](#) and also have a technical [helpline](#) for home owners. Whilst Historic England publishes an extensive range of expert [advice](#) covering listed buildings, conservation areas and scheduled monuments.