

LISTED BUILDINGS

The purpose of this guide is to explain what listing means and how it may affect owners, occupiers and purchasers of Listed Buildings.

What is a Listed Building?

Listed Buildings are buildings or structures considered to be of special architectural or historic interest and are designated by the Secretary of State. The following national criteria is used to assess a building's potential for listing:

- **Age** – the older the building the more likely it is to be listed.
- **Architectural interest** – design, decoration, technical innovation and internal layout
- **Historic interest** – those that display important aspects of national, social, economic, cultural or technological history.
- **Historical association** – with nationally important people or events.
- **Group value** – where buildings form an important architectural or historic unity (e.g. squares or terraces).

There are three classifications of Listed Building; Grade I, II* and II. Grades I and II* are buildings of outstanding architectural or historic interest. Grade II are of significant interest and these make up the majority of Listed Buildings in the UK.

All listed buildings, regardless of their grade, are afforded the same protection by law. Local libraries and the District Council hold information on which buildings are listed

What parts of the building are listed?

The list description of a building is intended for identification purposes only and will not specifically mention all the features of a building that are protected.

Listing Covers:

- The **whole** building including its interior, external walls and roof, and fixed features such as windows, doors, staircases, plasterwork and fireplaces.
- Any object or structure physically attached to it, such as a garden wall.
- Any freestanding building built within the curtilage that was erected before 1st July 1948, such as outbuildings, barns, garden structures and boundary walls.

What are the implications of owning a Listed Building?

- Listed Building consent is required for any works that affect the character or appearance of the property, including demolition, alterations or extensions.
- It is a **criminal offence** to carry out such works without first obtaining Listed Building Consent.

- There is no charge for Listed Building Consent applications
- The District Council has powers to secure the repair of Listed Buildings that have been neglected, and maintains a register of 'Buildings at Risk' which is regularly updated.

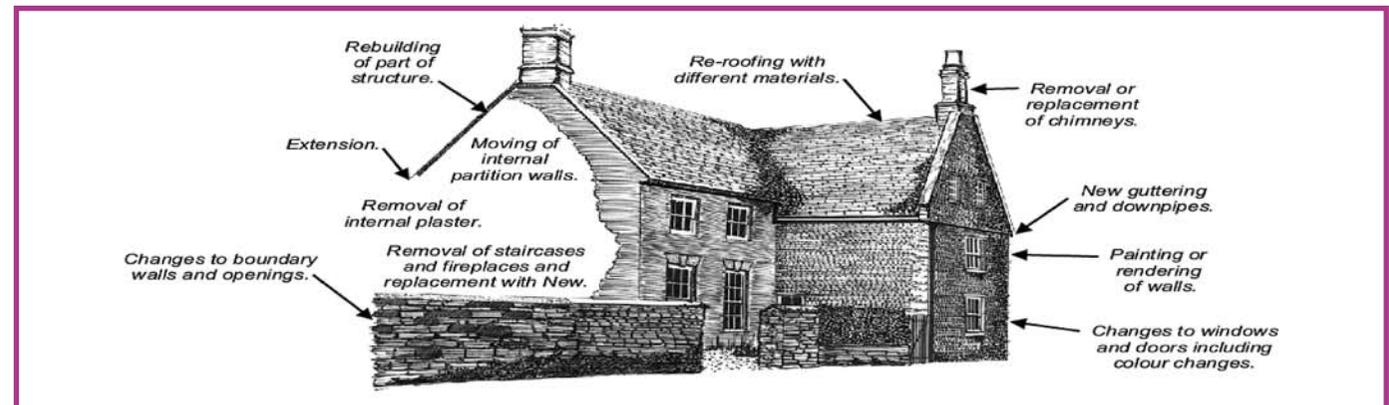
When do I need Listed Building Consent?

You are required to apply for Listed Building Consent if you intend to carry out any internal or external works to the building or structure. Planning permission and/or Building Regulations Approval may also be required. The following diagram illustrates examples of works which will normally need Listed Building Consent.

What about repairs to Listed Buildings?

Limited works of repair do not require Listed Building Consent when they are carried out on an exact like-for-like basis using traditional materials. However, if repair involves a degree of replacement, even if the replacement is desirable, the work may require consent.

Likewise if you are introducing different materials or changing an aspect of a building's detailing, consent may be needed.



Buying a Listed Building

If you are considering buying a Listed Building it is worth bearing the following in mind:

- Ensure that your surveyor has relevant experience dealing with historic property;
- You will be acting as its custodian and will be expected to keep it in good repair;
- It is important to check any previous alterations or works have the relevant Listed Building Consents;
- There is **no** time limit on taking enforcement action against unauthorised works. As the owner you may be liable for any offending works carried out by previous owners.

What about the cost of the works?

Because of the need to use traditional methods and materials, the cost of repairing a Listed Building can be higher than for modern properties.

Grants may be available from various sources including English Heritage and the District Council, but qualifying can be quite difficult. The District Council operates a small grant scheme for essential repairs to Listed Buildings, though priority is given to buildings in particularly poor condition. New owners are not normally eligible for assistance under this scheme. Application forms and further details are available from the District Council.

Some work on Listed Buildings i.e. alterations can qualify for VAT exemptions. In order to establish whether specific works will qualify contact Customs and Excise VAT Advice Centre on 0845 010 9000 or online at www.hmce.gov.uk

If you require this document in different formats (e.g. Braille, large print, audiotape/CD or other languages please contact the council's main reception or email translate@eastcambs.gov.uk



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