

LISTED BUILDINGS FACT SHEET

July 2011

1. How are buildings chosen for listing?

Buildings can be listed because of age, rarity, architectural merit, and method of construction. Occasionally English Heritage selects a building because the building has played a part in the life of a famous person, or as the scene for an important event. An interesting group of buildings - such as a model village or a square - may also be listed.

The older a building is, the more likely it is to be listed. All buildings built before 1700 which survive in anything like their original condition are listed, as are most built between 1700 and 1840. After that date, the criteria become tighter with time, so that post-1945 buildings have to be exceptionally important to be listed.

1.1 The grades *(these are different in Scotland and Northern Ireland)*

The buildings are graded to show their relative architectural or historic interest:

- Grade I buildings are of exceptional interest
- Grade II* are particularly important buildings of more than special interest
- Grade II are of special interest, warranting every effort to preserve them

Listing currently protects 500,000 or so buildings, of which the majority - over 90% - are Grade II. Grade I and II* buildings may be eligible for English Heritage grants for urgent major repairs. You are extremely unlikely to get any sort of grant for a Grade II or C listed building.

2. What makes English Heritage list a building?

English Heritage lists in two main ways:

- English Heritage looks at individual buildings, hundreds of which are brought to their attention each year by members of the public. Without this public interest, many important buildings might be lost or damaged.
- English Heritage assesses buildings by type and by area, to bring the lists up-to-date by ensuring that the best buildings of a particular type are listed. Recent themes have been the industrial mills of Manchester, pubs and the buildings of the Royal Naval Dockyards. The debate on which post-war buildings should be listed attracts enormous interest and controversy.

2.1 How do I consult the lists?

The National Heritage List for England is a searchable database of all nationally designated heritage assets including Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields and Protected Wreck Sites.

See: <http://list.english-heritage.org.uk/>

You can see lists covering your local area and obtain copies of individual entries at your local council planning department, County Council offices and most local reference libraries. The full English national list is kept by English Heritage at the National Monuments Record, Kemble Drive, Swindon SN2 2GZ.

2.2 Advice on listing

English Heritage has an online form which should be used to apply for a heritage asset to be protected by designation, which includes listing buildings.

<http://www.english-heritage.org.uk/professional/protection/process/online-application-form/>

For more information on the consultation process that is required see:

<http://www.english-heritage.org.uk/professional/protection/process/consultation/>

For detailed advice on getting a building listed see The Victorian Society Website:

<http://www.victoriansociety.org.uk/advice/listed-buildings/>

3. Listing

The Secretary of State for the Environment is required to compile lists of buildings of special architectural or historic interest, for the guidance of local planning authorities in the exercise of their own planning functions under the Town and Country Planning Act 1971.

'Building preservation orders' were introduced by the Town and Country Planning Act 1932, but the first historic buildings survey of England was carried out in the 1950s and 1960s, as a result of which statutory lists were provided for all local authority areas. With the revision, in 1970, of the criteria for selecting buildings for listing, a resurvey was begun so that the lists could be updated. The resurvey of the whole country is nearing completion.

3.1 How the Buildings are Chosen

The principles of selection for the lists were drawn up by the Historic Buildings Council (the functions of the former Historic Buildings Council for England are now carried out by the Historic Buildings and Monuments Commission (HBMC)) and approved by the Secretary of State. They cover five groups: All buildings built before 1700 which survive in anything like their original condition are listed. Most buildings of 1700 to 1840 are listed, though selection is necessary. Between 1840 and 1914 only buildings of definite quality and character are listed, and the selection is designed to include the principal works of the principal architects. Between 1914 and 1939, selected buildings of high quality are listed. A few outstanding buildings erected after 1939.

In choosing buildings, particular attention is paid to: Special value within certain types, either for architectural or planning reasons or as illustrating social and economic history (for instance, industrial buildings, railway stations, schools, hospitals, theatres, town halls, markets, exchanges, almshouses, prisons, lock-ups, mills). Technological innovation or virtuosity (for instance cast iron, prefabrication, or the early use of concrete). Association with well-known characters or events. Group value, especially as examples of town planning (for instance, squares, terraces or model villages).

The buildings are classified in grades to show their relative importance as follows:-

Grade I (Grade One): These are buildings of exceptional interest (only about 2 per cent of listed buildings so far are in this grade).

Grade II* (Grade Two Star): These are particularly important buildings of more than special interest (some 4 per cent of listed buildings).

Grade II (Grade Two): These are buildings of special interest, which warrant every effort being made to preserve them.

Grade III: this is now a non-statutory and obsolete grade. Grade III buildings were those which, whilst not qualifying for the statutory list, were considered nevertheless to be of some importance. Many of these buildings are now considered to be of special interest by current standards - particularly where they possess "group value" and are being added to the statutory lists as these are revised.

Lists compiled before August 1977 employed the grades A, B and C for Anglican churches in use. These grades were adopted because it was considered that if the same standards were employed as for secular buildings the result would be to include too many churches in Grade I. The standard for a church included in Grade A therefore was higher than the standard for a secular building included in Grade I; the majority of churches were placed in Grade B, and Grade C corresponded to the secular Grade III. The abolition of the Grade III category in 1970 meant thereafter that Grade C tended towards equivalence with Grade II in revised lists. The Historic Buildings Council advised in August 1977 that the use of A, B and C grades for Anglican churches in use should be discontinued, that the grades I, II* and II should be introduced, and that the grading of Anglican churches should be fully equivalent to that of secular buildings.

4. Protection

The fact that a building is listed as of special architectural or historic interest does not mean that it will be preserved intact in all circumstances, but it does ensure that the case for its preservation is fully considered, through the procedure for obtaining listed building consent.

4.1 Listed Building Consent

Anyone who wants to demolish a listed building, or to alter or extend one in any way that affects its character, must obtain 'listed building consent' from the local planning authority (the District or London Borough Council), or in some circumstances the Secretary of State. The procedure is similar to that for obtaining planning permission. (Details can be obtained from the Planning Department of any County, District or London Borough Council).

It is an offence to demolish, alter or extend a listed building without listed building consent and the penalty can be a fine of unlimited amount or up to twelve months' imprisonment, or both.

4.2 Listed Building Consent and Planning Permission

Anyone wishing to redevelop a site on which a listed building stands will need both listed building consent for the demolition and planning permission for the new building. Planning permission alone is not sufficient to authorise the demolition. Similarly, anyone wishing to alter a listed building in a way which would affect its character, and whose proposed alteration amounts to development for which specific planning permission is required (as distinct from a general permission given by the General Development Order), will also need to apply for planning permission and for listed building consent.

4.3 Appeals

If an application for listed building consent is refused by the local planning authority, or granted subject to conditions the applicant has a right of appeal to the Secretary of State.

On receipt of an appeal, the Secretary of State will normally hold a local inquiry if either the applicant or the local authority ask him to do so. The procedure for appealing is virtually identical with the procedure for appealing against a refusal of planning permission, but the applicant can include, as one of the grounds of appeal, an argument that the building concerned is not of special architectural or historic interest and ought not to be listed.

5. Repairs

If a local authority consider that a listed building is not being properly preserved they may serve on the owner a 'repairs notice' under Section 115 of the Town and Country Planning Act 1971. This notice must specify the works which the authority consider reasonably necessary for the proper preservation of the building and explain that if it is not complied with within 2 months the authority may make a compulsory purchase order and submit it to the Secretary of State for confirmation. If the owner deliberately neglects the building in order to redevelop the site, the local authority may not only acquire the building, but may do so at a price which excludes the value of the site for redevelopment. If the building is unoccupied, the authority can serve a notice on the owner giving him/her 7 days' notice of their intention to carry out repairs which are urgently necessary to secure its preservation and recover the cost from the owner. These powers may also be exercised by the Secretary of State. Owners of listed buildings can, in some cases, get grants or loans to help them with repairs and maintenance.

6. Grants and Loans

Grants are available in certain circumstances both from English Heritage, Heritage Lottery Fund and from local authorities. They are always at the discretion of the body giving them: listing does not give any automatic entitlement to a grant.

For other funding sources see Heritage Alliance's funding database:
<http://www.heritagelink.org.uk/fundingdirectory/main/fundinghome.php>

6.1 Local Authority Grants

Local authorities have a wider scope. They may make grants for any building of architectural or historic interest and are not restricted to outstanding buildings or even to listed buildings. Grants may be made by County and District Councils (in London by the London Borough Councils) and enquiries should be addressed to the appropriate local authority.

Further information:

Churches Conservation Trust

The Churches Conservation Trust is the national charity protecting churches at risk.

Address: The Churches Conservation Trust, 1 West Smithfield, London EC1A 9EE

Tel: 020 7213 0660 (Monday - Friday, 9.00am - 5.00pm)

Email: central@tcct.org.uk

Website: <http://www.visitchurches.org.uk/>

English Heritage

English Heritage is the Government's statutory adviser on the historic environment. Officially known as the Historic Buildings and Monuments Commission for England, they are an executive Non-Departmental Public Body sponsored by the Department for Culture, Media and Sport. Their principal powers and responsibilities are set out in the National Heritage Act (1983).

Address: English Heritage, 1 Waterhouse Square, 138-142 Holborn, London, EC1N 2ST

Tel: 0870 333 1181

<http://www.english-heritage.org.uk/about/contact-us/enquiries/customer-service-form>

E-mail: customers@english-heritage.org.uk

Website: <http://www.english-heritage.org.uk/>

The Georgian Group

The Georgian Group is the national charity dedicated to preserving Georgian buildings and gardens. Every year they are consulted on over 6,000 planning applications involving demolition or alterations. Their intervention has helped save many Georgian buildings and has protected others from harm.

Address: The Georgian Group, 6 Fitzroy Square, London W1T 5DX

Tel: 087 1750 2936

Email: office@georgiangroup.org.uk

Website: <http://www.georgiangroup.org.uk/docs/home/>

Heritage Lottery Fund

The Heritage Lottery Fund (HLF) sustains and transforms a wide range of heritage through innovative investment in projects with a lasting impact on people and places. As the largest dedicated funder of the UK's heritage, with around £255million a year to invest in new projects and a considerable body of knowledge and evaluation over 15 years, they are also a leading advocate for the value of heritage to modern life.

Address: 7 Holbein Place, London, SW1W 8NR

Tel: 020 7591 6000

Email: enquire@hlf.org.uk

Website: <http://www.hlf.org.uk/Pages/Home.aspx>

The Heritage Alliance

The Heritage Alliance, established in 2002 as Heritage Link, is the biggest alliance of heritage interests in the UK and was set up to promote the central role of the non-Government movement in the heritage sector. The Heritage Alliance has 90 members; national and major regional organisations including The National Trust, the Council for British Archaeology, the Campaign to Protect Rural England (CPRE) and The Society for the Protection of Ancient Buildings (SPAB) as well as many smaller and more specialised heritage groups.

Address: Clutha House, 10 Storey's Gate, London, SW1P 3AY

Tel: 0207 2330 500

Contact: kate.pugh@theheritagealliance.org.uk

Website: <http://www.heritagelink.org.uk/>

The Twentieth Century Society

The Twentieth Century Society exists to safeguard the heritage of architecture and design in Britain from 1914 onwards. The Society's prime objectives are conservation, to protect the buildings and design that characterise the Twentieth Century in Britain, and education, to extend our knowledge and appreciation of them, whether iconic buildings like the Royal Festival Hall or everyday artifacts like the red telephone box.

To notify them about a building at risk in your area, or if you are a Local Authority contacting us regarding proposed alterations to a listed building please email caseworker@c20society.org.uk

Address: The Twentieth Century Society, 70 Cowcross Street, London EC1M 6EJ

Tel: 020 7250 3857

e-mail: caseworker@c20society.org.uk

Website: <http://www.c20society.org.uk/>

The Victorian Society

Victorian and Edwardian buildings are irreplaceable, cherished, diverse, beautiful, familiar and part of our everyday life. The Victorian Society is the champion for these buildings.

Address: The Victorian Society, 1 Priory Gardens, London, W4 1TT

Tel: 020 8994 1019

E-mail: admin@victoriansociety.org.uk

Website: <http://www.victoriansociety.org.uk/advice/listed-buildings/>