



## Listed Building & Listed Building Consent

### What is a listed building?

A 'listed building' is a building, object or structure that has been judged to be of national importance in terms of architectural or historic interest and included on a special register, called the List of Buildings of Special Architectural or Historic Interest. Compiled by the Department for Culture, Media and Sports (DCMS), under the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990, the list includes a wide variety of structures, from castles and cathedrals to milestones and village pumps.

### What part of the building is listed?

When a building is listed, it is listed in its entirety, which means that both the exterior and the interior are protected. In addition, any object or structure fixed to the building, and any object or structure within the curtilage of the building, which although not fixed to the building, forms part of the land and has done so since before 1 July 1948, are treated as part of the listed building.

### Listed building consent

Listed building control is a type of planning control, which protects buildings of special architectural or historical interest. These controls are in addition to any planning regulations which would normally apply. Listed building status can also result in the requirement for planning permission where it wouldn't ordinarily be required - for example, the erection of means of enclosure.

This special form of control is intended to prevent the unrestricted demolition, alteration or extension of a listed building without the express consent of the local planning authority or the Secretary of State.

The controls apply to any works for the demolition of a listed building, or for its alteration or extension, which is likely to affect its character as a building of special architectural or historical interest.

The control does not depend upon whether the proposed activity constitutes development under Section 55 of the 1990 Act. It extends to any works for the demolition of a listed building or for its alteration or extension in any manner likely to affect its character as a building of special architectural or historical interest.

Section 7 of the Planning (Listed Building and Conservation Areas) Act 1990 (LBCA Act) provides that, subject to the following provisions of the Act, no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building

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of special architectural or historic interest, unless the works are authorised. It is a criminal offence to carry out work which needs listed building consent without obtaining it beforehand.

**Types of building works which would normally require listed building consent include:**

- demolition of a listed building
- alteration or extension of a listed building in any manner (including internal) which would affect its character as a building of special architectural or historic interest

It is important to note that the term 'listed building' includes:

- the building itself
- any object or structure fixed to it
- any object or structure that has been within the curtilage of the building since 1948

Planning permission may also be required for works involving the external alteration/extension of the listed building, where works affect the character of the building. In this situation, the full application or householder application and listed building consent should be submitted.

**Grades of listed buildings:**

Listed buildings are classified into grades as follows:

- Grade I - buildings of exceptional interest (approximately 2 per cent of all listed buildings)
- Grade II\* - particularly important and more than special interest (approximately four per cent)
- Grade II - buildings of special interest, warranting every effort being made to preserve them (94 per cent)

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