

Listed Building Guidance Notes

A Basic Guide for Owners and Occupiers

This guide sets out what listing means and how it may affect you as a listed building owner. It is not intended to be a comprehensive summary of all aspects of listed building policy and legislation but it should answer some of the most commonly asked questions.

What is a listed building?

A 'listed building' is a building which is included in the statutory lists of buildings of special architectural or historic interest. There are a wide variety of structures, from country houses and cottages to milestones and village pumps.

The lists are compiled by the Department of Culture, Media and Sport (DCMS). An entry comprises the address of the building, the grade of listing and a brief description of the building to assist identification. The description has no legal significance and should not be treated as a comprehensive or exclusive record of the features which are considered to make a building worthy of listing.

Listed Buildings in the New Forest District

There are nearly 1500 list entries for the New Forest District. In practice this amounts to many more buildings since an entry may include a pair or even a terrace of buildings and many principal buildings have ancillary buildings in their grounds, over which listed building control is exercised.

The Council keeps copies of the statutory lists of buildings for all parishes in the District which are available for inspection. Enquiries about a particular building can be made to the Conservation and Urban Design team.

How buildings are listed

Most buildings have been selected in the course of a national survey of buildings. Each part of the Country has been visited by specialist fieldworkers and the best buildings have been chosen against a set of national criteria.

Sometimes individual buildings which have been overlooked during the survey are listed. The District Council, from time to time, submits buildings to the DCMS but in fact anyone can submit a building for inclusion in the list.

Submission of a building may be preceded by the District Council serving a Building Preservation Notice, which effectively lists a building immediately, for a period of up to 6 months, whilst a decision is made by the DCMS.



Early 19th century terrace of cottages, Lymington



18th century farmhouse, Martin



19th century cottages, Bramshaw

The criteria used to select buildings

The main criteria which are applied in deciding which buildings are included in the statutory lists are set out in **Planning Policy Guidance (PPG) Note 15, Planning and the Historic Environment**. They are categorised as follows:

Architectural interest - buildings which are of importance to the nation for the interest of their architectural design, decoration and craftsmanship; also important examples of particular building types and construction techniques and significant plan forms.

Historic interest - buildings which illustrate important aspects of the nation's social, economic, cultural or military history.

Close historical association - with nationally important people or events.

Group value - especially where buildings together comprise an important architectural or historic unity or a fine example of planning (e.g. squares, terraces, model villages).

Age and rarity are important considerations. The older a building is, and the fewer the surviving examples of its kind, the more likely it is to have historic importance. Thus, all buildings built before 1700, which survive in anything like their original condition, are listed; and most buildings of about 1700 to 1840 are listed, though some selection is necessary. After about 1840, because of the greatly increased number of buildings erected, and the much larger numbers that have survived, greater selection is necessary to identify the best examples of particular building types, and only buildings of definite quality and character are listed. For the same reason only selected buildings from the period after 1914 are normally listed. Buildings which are less than 30 years old are normally only listed if they are of outstanding quality and under threat. Buildings which are less than ten years old are not listed.

Grade of listing

The buildings are classified in grades to show their relative importance, although listed building control is applied in the same way to all grades:

Grade I

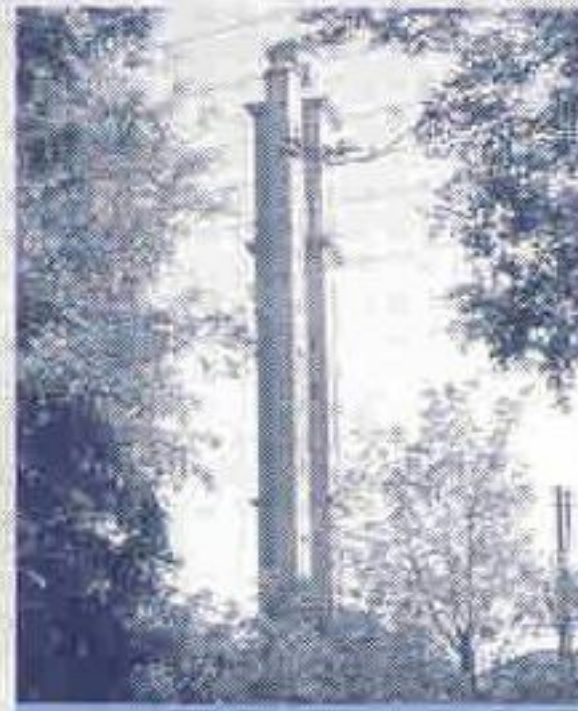
Buildings of exceptional interest (these represent about 2% of listed buildings)

Grade II*

Particularly important buildings of more than special interest (about 4% of listed buildings)

Grade II

Buildings of special interest which warrant every effort being made to preserve them



Peterson's Tower, Sway, 1879-1885, an early example of concrete construction



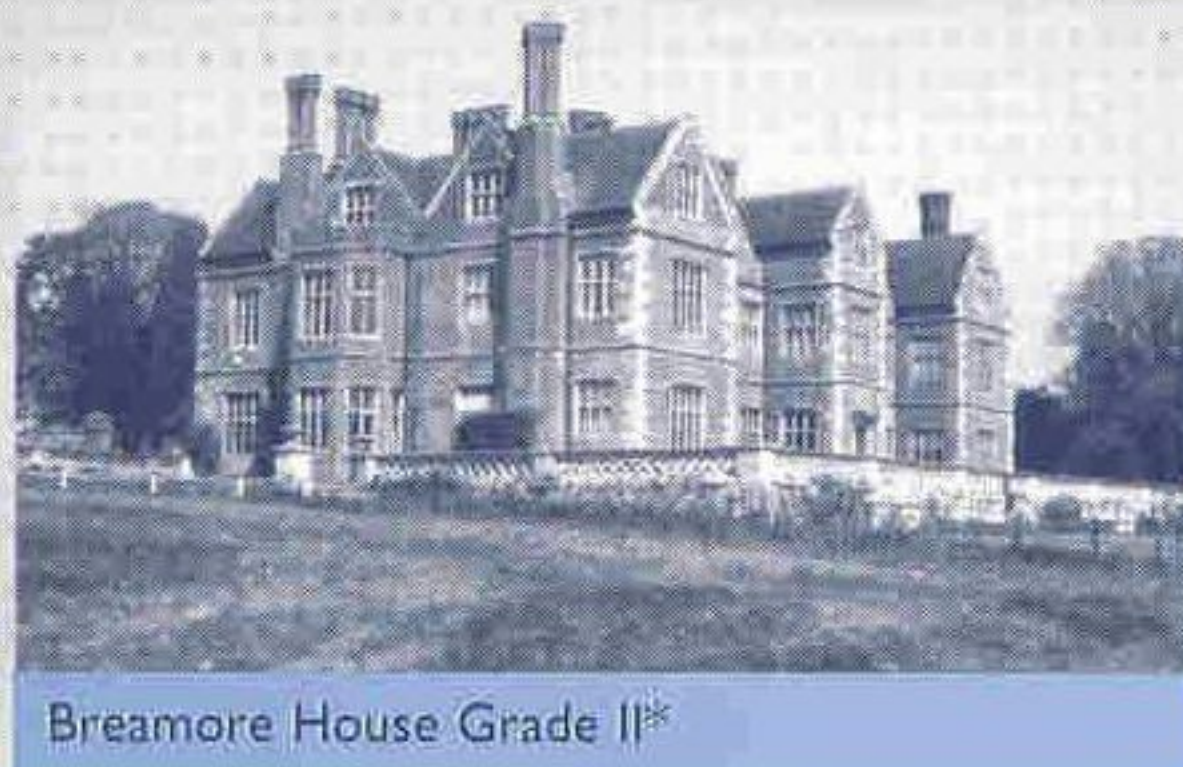
The Town Hall, Fordingbridge, 1877



Almshouses c1864 by W Butterfield, with separately listed wall and railings in front



St Mary's Church, Breamore c980, Grade I listed



Breamore House Grade II*

The extent of listing

Buildings are listed in their entirety both inside and out, regardless of the grade. There is no such thing as just a listed facade or particular part of a building.

In addition any object or structure fixed to the building, or included within the curtilage of the building but not attached to it may be included in the listing.

Listed building consent

If you wish to demolish, alter or extend a listed building in a way that affects its character, you must have 'listed building consent' from the District Council. This will be in addition to any planning permission or Building Regulations approval you may need, although in most cases it is best that applications are considered together.

Each listed building has its own special characteristics which should be respected when proposals for alteration are put forward. Further guidance can be found in Annex C of PPG 15 and in the Council's leaflet - Listed Building Interiors.

Application forms are available from the Council's offices. Information on how to complete the application forms and the additional information, drawings and photographs, required is provided with the forms. There is no fee for a listed building consent application.

The Council's Conservation team will be pleased to offer advice before an application is submitted.

It is a criminal offence to demolish, alter or extend a listed building, in a way which would affect its character or appearance, without listed building consent.



Boldre bridge, late 18th century

Maintenance of a listed building

In all cases repair and maintenance will need to be carried out with materials which are appropriate for a traditional building. The Council's Conservation team can offer advice.

Most owners and occupiers recognise that listed buildings are a part of our heritage, and are pleased and proud to maintain their properties. If however a listed building falls into disrepair, the Council can require that the owner carries out specified necessary repairs. If these are not carried out within a reasonable time the Council can begin compulsory purchase proceedings. If a listed building is unoccupied, the Council can, after notifying the owner, carry out emergency works to make the building weatherproof, structurally safe, or to prevent vandalism or theft. The cost of the works can then be recovered from the owner.



Buying a listed building

The Council receives many enquiries from prospective purchasers of listed buildings.

Questions frequently arise in relation to works which have been identified through a survey or valuation report. It is important that anyone carrying out an inspection of or specifying works to a listed building has appropriate historic building expertise. This is essential to ensure that inappropriate modern treatments are not used which could lead to damage to the fabric. In addition, inappropriate treatments may result in unnecessary expense.

It is important to consider carefully whether a building will provide you with the accommodation you want and whether you will be able to use the building as you wish. It should not be assumed that an application for listed building consent or planning permission will be successful.

One of the Council's Conservation team will offer advice informally on repair and works of alteration prior to purchase, and may, by appointment, arrange to visit a building with you.



18th century barn, Lymington, believed to have been used in the production of salt.

Choosing architects, engineers and builders

If you intend to carry out work to your listed building you may need to seek the professional expertise of a surveyor, architect, engineer or builder. It is important that they have appropriate historic building expertise. Ask about their qualifications and experience in this specialist field and also to see some examples of work carried out by them.



17th century timber framed barn



18th century chalk cob wall, Martin

Finding out more about your listed building

The following may be useful:

Hampshire County Record Office

Sussex Street, Winchester, Hants SO23 8TH
01962 846 154

National Monuments Record Centre

English Heritage, Kemble Drive, Swindon, Wiltshire SN2 2GZ
01793 414600

Ancient Monuments Society

St. Ann's Vestry Hall, 2 Church Entry, London EC4V SHB
020 7236 3934

Society for the Protection of Ancient Buildings

37 Spital Square, London E1 6DY
020 7377 1644

English Heritage

23 Savile Row London W1X 1AB
020 7973 2000

Victorian Society

1 Priory Gardens, Bedford Park, London W4 1TT
020 8994 1019

Georgian Group

6 Fitzroy Square, London W1P 6DX
020 7387 1720

Twentieth Century Society

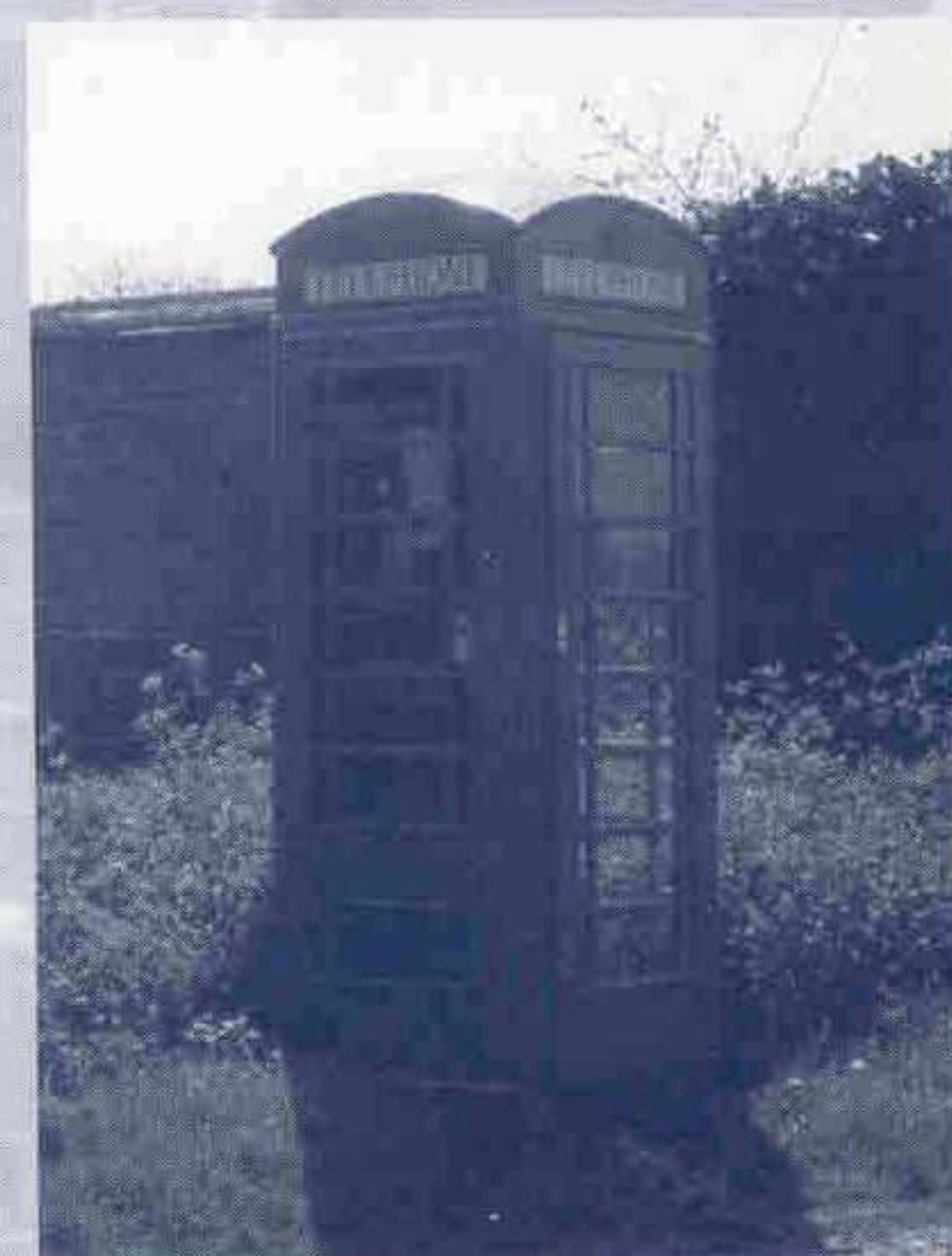
77 Cowcross Street, London EC1M 6EJ
020 7250 3857

Department of Culture, Media and Sport

2-4 Cockspur Street, London SW1Y 5DH
020 7211 6200



73, High Street, Lymington, an early 19th century town house



K6 telephone box, designed in 1935 by Sir Giles Gilbert Scott

Further Information and Advice

If you are planning work, and would like more information or advice about the repair or alteration of listed buildings in New Forest District, please contact:

Planning Department
New Forest District Council,
Appletree Court,
Lyndhurst,
SO43 7PA

Telephone
(023) 8028 5345 (option 1)

E-mail
planning@nfdc.gov.uk

References

Planning Policy Guidance Note 15 Planning and the Historic Environment, Department of the Environment/Department of National Heritage, HMSO, September 1994

The Listed Building Guidance Notes complement other publications available from the Conservation and Urban Design team. 'Listed Buildings Interiors' is intended to help owners and agents understand what needs listed building consent and how the Council assesses applications. 'Historic Buildings - A basic guide to their construction and repair' is just that, and its advice is developed in technical guidance leaflets, e.g. 'Brickwork', 'Chalk and Clay Cob' and 'Timber Frames and Roofs'.