

Planning Information for **LISTED BUILDINGS**



Important Information for New Owners

You will have been informed by your estate agent or solicitor that the building you are purchasing is a 'listed' building.

This means that it is included in the List of Buildings of Special Architectural or Historic Interest prepared by the Secretary of State for Culture, Media & Sport. Under the terms of the Planning (Listed Buildings and Conservation Areas) Act 1990 the implications for you as the property owner are as follows:

1. A listed building may not be demolished or altered in any way unless you have first obtained **Listed Building Consent** from the Borough. Applications are determined by the Borough's Planning Committee, advised by its officers, after consultation with English Heritage.

It should be particularly noted that **Listed Building Consent** may be required for painting or re-painting of the interior or exterior, if this would affect the special interest of the building.

2. All grades of 'listed' buildings are equally protected. The grade simply reflects the importance of the building on a nationally adopted scale.
3. The whole of the building is protected. This specifically includes interiors as well as exteriors and architectural features and structures within the grounds.
4. It is a criminal offence to carry out works to a 'listed' building without **Listed Building Consent**. The Borough may prosecute you for unauthorised work.
5. When **Listed Building Consent** is granted, conditions may be imposed relating to the quality and detail of the work permitted. Failure to discharge such conditions in advance of work being carried out may also result in legal action.

This does not necessarily mean that your building has to be preserved exactly as it is now but it does mean that alterations and extensions must be carried out in a sympathetic manner using appropriate materials and techniques. The Borough's Conservation staff will be happy to advise you and discuss any possible alterations or other works you would like to do. Free advisory leaflets are available.

Detailed government advice on planning issues related to listed buildings, and on alterations, is contained in Planning Policy Guidance Note 15 (PPG 15) 'Planning and the Historic Environment'. The Council's Unitary Development Plan contains Council policies relating to listed buildings.

*** This is not intended as a definitive statement of the relevant legislation. Solicitors should make this clear when passing this note to owners.**

FURTHER INFORMATION

Detailed information is contained in the following leaflets, available from the Development and Street Scene Department.

Design Guidelines

1. Shopfronts and Shop Signs
2. Car Parking in Front Gardens
- 3 & 4. External Alterations to Houses and House Extensions (Combined leaflet).
5. Trees: Planting, Care & Landscape Design
6. Small Housing Sites
7. Siting of Satellite Dishes
8. Wildlife in Front Gardens
9. Nature Conservation & Development
10. Security by Design
11. Shopfront Security

Planning Information Leaflets

1. Conservation Areas
2. Listed Buildings (important information for new owners)
3. Historic Buildings
4. Historic Buildings, Maintenance and Repair
5. Trees: Legislation & Procedure
6. Buildings of Townscape Merit

For current information please ring 020 8891 1411.



If you need this leaflet in Braille,
large print, audio tape, or another language,
please contact us on 020 8891 1411 or
minicom 020 88316001

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اگر در فهمیدن این نشریه مشکلی دارید لطفاً به میز پذیرش
در آدرس قید شده در زیر مراجعه نمایید تا ترتیب ترجمه
تلفنی برایتان فراهم آورده شود:

Farsi

إذا كانت لديك صعوبة في فهم هذا المنشور، فنرجو زيارة الإستقبال في
العنوان المعطى أدناه حيث بإمكاننا أن نرتب لخدمة ترجمة شفوية
هاتفية.

Arabic

ਜੇਕਰ ਤੁਹਾਨੂੰ ਇਸ ਪਰਚੇ ਨੂੰ ਸਮਝਣ ਵਿਚ ਮੁਸ਼ਕਲ ਪੇਸ਼ ਆਉਂਦੀ ਹੈ ਤਾਂ ਹੇਠਾਂ
ਦਿੱਤੇ ਗਏ ਪਤੇ ਉੱਪਰ ਰਿਸੈਪਸ਼ਨ 'ਤੇ ਆਓ ਜਿੱਥੇ ਅਸੀਂ ਟੈਲੀਫੋਨ ਤੇ ਗੱਲਬਾਤ
ਕਰਨ ਲਈ ਇੰਟਰਪ੍ਰਿਟਰ ਦਾ ਪ੍ਰਬੰਧ ਕਰ ਸਕਦੇ ਹਾਂ।

Punjabi

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