

British Standard BS7913: 2013 provides a useful general guide for work practice. When you receive listed building consent you should ensure that the building contractor is supplied with the approved plans and decision notice. You must ensure that a contractor does not go beyond the works for which listed building consent has been granted and that they comply with any conditions placed on the consent.

Building Regulations

Most aspects of the Building Regulations are applicable to listed buildings, though significant flexibility exists. The same is true of buildings of traditional construction (generally pre-1919), and those of historic and architectural interest in designated areas (AONB or conservation areas). Traditionally constructed buildings do not function in the same way as modern and so demand sensitive treatment. In most cases the objective should be to meet standards, and achieve improvements as far as is possible without compromising the character or performance of the building. It is important to remember that building regulations approval is not the same as listed building consent and that alterations should not be undertaken without consent in place on topics such as insulation. Applications for listed building consent must always address building regulations where applicable. Historic England has provided some useful guidance.

Enforcement

It is a criminal offence to carry out unauthorised works of demolition, or alteration or extension to a listed building where this would affect its character as a building of special architectural or special interest. It is also an offence to carry out work which does not comply with conditions placed on a consent. The offence is one of strict liability and those responsible may be prosecuted. An Enforcement Notice requiring works of rectification may be issued by the Council.

Where a building has been neglected to the point at which its special interest is deemed to be "at risk" the Council may issue an Urgent Works Notice and/or a Repairs Notice requiring remedial and/or protective measures.

Where purchasing a property it is important to ensure that unauthorised alterations have not been carried out by previous owners as liability for rectification will be passed on.

Getting a Building Listed

Historic England have produced a range of informative topical guides which set out listing selection criteria. www.historicengland.org.uk

Contacts and Advice

- Access to the statutory list of buildings of special architectural or historic interest is available through the the National Heritage List which is maintained by Historic England. Beware that if street numbering and building names have changed since listing, these may not be reflected in the records. If in doubt, contact the local Council.
- The Council is happy to offer advice regarding repairs, alterations and new development. A 'pre-application' meeting can be requested using the form available at www.dorsetforyou.com. A fee is payable.
- For general queries contact the Council's Design and Conservation Officer: conservation@purbeck-dc.gov.uk
- If you are concerned that unauthorised work is being undertaken to a listed building this can be confidentially reported to the council online via the form available of the planning enforcement section of the Council's website

Planning Services,
Purbeck District Council,
Westport House,
Worgret Road,
Wareham,
BH20 4PP
Tel: 01929 556561
Web: www.dorsetforyou.com

Information valid at 25 2 2016.



Guidance on Listed and other Historic Buildings



Historic Buildings

What is a Listed Building?

A listed building is one which has been considered of sufficient architectural and/or historic interest by Historic England to warrant special protection within the planning system.

- **Special Architectural Interest.** To be of special interest a building must be of importance in its architectural design, decoration or craftsmanship; special interest may also apply to nationally important examples of particular building types and techniques (eg. buildings displaying technological innovation or virtuosity) and significant plan forms.
- **Historic Interest.** To be of specific historic interest a building must illustrate important aspects of the nation's social, economic, cultural, or military history and/or have close historical associations with nationally important people. There should normally be some quality of interest in the physical fabric of the building itself to justify the statutory protection afforded by listing.

Buildings on the list are graded to reflect their relative architectural and historic interest:

- **Grade I** buildings of exceptional interest. Around 1.5% of Purbeck's listed buildings are designated at this grade.
- **Grade II*** buildings of more than special interest. Around 2.8% of Purbeck's listed buildings are designated at this grade.
- **Grade II** buildings of special interest warranting every effort to preserve them. Around 95.7% of Purbeck's listed buildings are designated at this grade.

The National Heritage List holds details of all listed buildings in England. It can be viewed at www.historic-england.org.uk

Owners of a listed building must apply for Listed Building Consent to carry out demolition or to alter or extend it in a way which would affect its character as a building of special architectural or historic interest.

The Extent of Listing

Listing protects the **whole** of a building's fabric (inside and outside, front and back, including any extensions made to it), **fixtures** (objects or items physically attached to a building including doors, fireplaces, skirtings etc) and any associated pre-1948 building or structure within the **curtilage** (including statues, outbuildings, boundary walls etc).

The List Description

Each listed building has a list description. This is principally to aid identification. While list descriptions will include mention of those features which led a building to be listed, until recently they are not intended to provide a comprehensive or exhaustive record of all the features of importance, and the amount of information given in descriptions varies considerably.

What requires Listed Building Consent?

Consent is required for demolition of a listed building and for any alterations which would affect its character as a building of special architectural or historic interest. The following is a **non-exhaustive** list of works that usually require Listed Building Consent:

- Extension
- Works to pre-1948 curtilage structures
- Replacement or modification of architectural components (e.g. windows and doors)
- Abrasive cleaning of a building
- Removal or application of plaster or render
- Extensive re-pointing
- Damp proofing
- Attachment of signage, external lighting, satellite dishes, alarm boxes, solar panels.
- Re-roofing including stripping of a multi-layered thatch roof or change in roofing material
- Insertion of flues and vents

- Alteration of fireplaces and chimney stacks
- External painting where a different colour or product is used to that existing, or where surfaces are currently untreated.
- Removal or modification of structural timbers.
- Removal or alteration of internal 'built in' features such as cupboards, panelling, floorboards and staircases.
- Changes to the plan-form of internal rooms (e.g. blocking-up or insertion of openings, removal or insertion of partitions)

Other Consents:

Depending upon the situation Planning Permission or Advertisement Consent may be required in addition to Listed Building Consent. Where applicable applications should be made at the same time. Where a listed building is also a scheduled ancient monument, Scheduled Monument Consent only will be required.

Works within the curtilage of a listed building involving the construction, improvement or alteration of any building, enclosure, pool or fuel container require Planning Permission.

Repairs to Listed Buildings

Repair and maintenance of a listed building may not always require consent. This will generally depend on the scale and sensitivity of the work. For example, the careful overhaul of a sash window would not usually require consent, whereas the replacement of the whole or a significant proportion of the window would. The Council is happy to provide further advice on specific projects – see Contacts and Advice.

Appointing an Agent, Architect or Building Contractor.

Work with listed and historic buildings requires sensitivity and specialist skill. Ensure that anyone you employ to design or undertake work can demonstrate their competence within this context.