



Planning (Listed Buildings and Conservation Areas) Act 1990 (c. 9)

1990 c. 9

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Planning (Listed Buildings and Conservation Areas) Act 1990 (c. 9)

1990 Chapter c. 9

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Heritage Protection

The whole of our historic environment enriches our quality of life, and contributes to local character and a sense of place. But some historic buildings, monuments, landscapes and areas are of special importance nationally or even internationally.

Our Heritage Protection team identifies these special places so that particular attention can be given to them where they are likely to be affected by change in the historic environment



Buildings at Risk



The Buildings at Risk Register includes Grade I and II* listed buildings (and Grade IIs in London) and structural Scheduled Monuments known to be 'at risk'.

Listed Buildings



English Heritage protects historic buildings by recommending 'listing' the most important.

The Schedule of Monuments



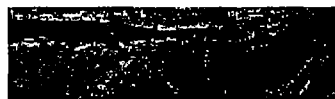
'Scheduling' is legal protection for nationally important sites and monuments.

The Register of Historic Battlefields



The English Heritage Register of Historic Battlefields identifies forty-three important English battlefields.

Protecting Archaeology



English Heritage is the main national body which develops policies to protect archaeological remains.

The Register of Parks and Gardens

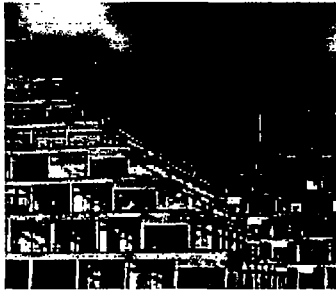




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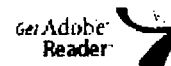
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Listed Buildings



From 1 April 2005 English Heritage will be responsible for the administration of the listing system. New notification and consultation procedures for owners and local authorities will be introduced, as well as clearer documentation for list entries. Further changes will be made to the listing system throughout 2005/06, including the introduction of new information packs for owners. The intention is to make the heritage protection system simpler, more transparent, and easier for everyone to use.

To find out more, download our [Listing has changed](#) pdf (39KB)



[Advice for owners of listed buildings](#)

Some common questions answered

[Grants from English Heritage](#)

What buildings are eligible; criteria for application; assessment of need; technical standards of work; how to apply; grants from other bodies

[Buildings at Risk](#)

Maintenance of historic buildings; the role of local authorities; the role of English Heritage; compulsory purchase; how you can help

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What Does Listing Mean?



Why do we list?

The word 'listing' is a short-hand term used to describe one of a number of legal procedures which help English Heritage to protect the best of our architectural heritage. When buildings are listed they are placed on statutory lists of buildings of 'special architectural or historic interest' compiled by the Secretary of State for Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act 1990, on advice from English Heritage.

Listing is not intended to fossilise a building. A building's long-term interests are often best served by putting it to good use, and if this cannot be the one it was designed for, a new use may have to be found. Listing ensures that the architectural and historic interest of the building is carefully considered before any alterations, either outside or inside, are agreed.

Why are buildings chosen?

We select listed buildings with great care. The main criteria used are:

- *architectural interest*: all buildings which are nationally important for the interest of their architectural design, decoration and craftsmanship; also important examples of particular building types and techniques, and significant plan forms
- *historic interest*: this includes buildings which illustrate important aspects of the nation's social, economic, cultural or military history
- *close historical association* with nationally important buildings or events
- *group value*, especially where buildings comprise an important architectural or historic unity or are a fine example of planning (such as squares, terraces and model villages)

The older and rarer 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, because of the increased number of buildings erected and the much larger numbers which have survived, so that post-1945 buildings have to be exceptionally important to be listed. Buildings less than 30 years old are only rarely listed, if they are of outstanding quality and under threat. See [See post-war listing](#).

Why are there three grades?

Listed buildings are graded to show their relative importance:

- Grade I buildings are those 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

There are 370,000 or so list entries currently protected by listing, and of those by far the majority - over 92% - are Grade II. Grade I and II* buildings may be eligible for English Heritage grants for urgent major repairs.

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The Listing Programme

We consider buildings for listing in three main ways.

Spotlisting

We look at individual buildings, hundreds of which are brought to our attention each year by local authorities, amenity and historical societies, and individual members of the public. Without this public interest, many important buildings might be lost or damaged.

Area lists

Since the 1970s the number of listed buildings has increased fourfold through our national re-survey of England's built heritage, which has just been completed. Every part of England was visited by expert fieldworkers, supervised by English Heritage, and the best buildings selected against the listing criteria.

Thematic listing

Our priority now is to focus our attention on particular building types which are under-represented in the lists, through our Thematic Listing Programme. Recent and current areas of work include:



- *Industrial heritage*: our work here is closely related to the industrial component of the Monuments Protection Programme. Work so far has included the lead mining and textile manufacturing industries, and post-war industrial buildings.
- *Pubs*: pubs have become increasingly standardised in recent years, and although many hundreds of pubs are already listed for their age or architectural qualities, very few have been listed for their importance as pubs. This means that the importance of many pub interiors has not been fully appreciated. We have launched a campaign which aims to make the public more aware of how the listing criteria are applied to pubs, to ensure that this interesting part of our heritage is adequately protected.
- *Industrial cities*: the area lists for Liverpool and Manchester, are already being reviewed to take account of our increased appreciation of the industrial significance of many of their buildings, particularly their warehouses.
- *The defence of Britain*: the significance of many buildings associated with national defence, including barracks, dockyards, and airfield structures, has only recently been fully understood. Surveys carried out with the co-operation of the Ministry of Defence will ensure that the most important buildings will be protected.



Post-war listing

Recommending modern buildings for listing causes more controversy than any other English Heritage activity. In 1987 the principle was established that post-war buildings could be listed, and by the end of 1995 the importance of the period had been recognized by the listing of 189 separate buildings. In the same year the listing of post-war buildings was opened up to public debate and consultation, in recognition of the strong views many people hold on the subject in general and individual buildings in particular.

We decided to look at the whole field of buildings dating from the period 1945-1965 by building type and held a series of consultations on all our proposals for listing in 1995 and 1996, backed up by photographic exhibitions and publications explaining the basis on which post-war listing

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The Control of Development

When a building is listed, it is recognized as of special architectural or historical interest or both, and its details become part of a public record. Most significantly, the building is immediately protected by law, and any changes to it must first receive listed building consent.

Listing does not mean that a building is mothballed. What it does ensure is that any alterations respect the character of the building, and that the case for its preservation is fully taken into account when any redevelopment proposals are considered. The system of listed building consent is a flexible one: over 90% of applications result in permission being granted.

The owner of a listed building has to apply for listed building consent to the local planning authority. At various stages in the process, English Heritage has the role of advising local planning authorities and the Secretary of State for the Environment, Transport and the Regions on the most important applications.



Notifications to English Heritage

Local authorities have control over minor changes to listed buildings, but have to notify English Heritage when they first receive applications affecting buildings of outstanding national interest, normally those listed Grade I and II* (see [Why are there three grades?](#)). Some authorities also let us know of applications involving full or partial demolition of Grade II buildings. They must also notify us of proposals involving their own buildings. This allows English Heritage to have a positive input at an early stage.

Referrals to the Secretary of State

Although local authorities may refuse any listed building consent applications, they may not grant consent for any works to a Grade I or II* building, or substantial demolition of a Grade II building, without first referring the case to the Secretary of State for him to consider whether to 'call in' the applications. At this stage, the Secretary of State will ask English Heritage for advice on whether he should intervene. Intervention means that the case is called in for the Secretary of State's decision, usually after a public inquiry. If he does not intervene, the decision stays with the local planning authority.

When planning permission is needed

Sometimes, planning permission is needed for building work as well as listed building consent, for instance for building an extension or converting a building into a house. Your local authority can advise you about this.

Arrangements in London Boroughs

In Greater London, English Heritage has additional powers, inherited from the former Greater London Council, to direct London Boroughs' decisions on all listed building consent applications. Since 1993 we have made agreements with a number of Boroughs delegating responsibilities to them for dealing with proposals for minor alterations and extensions to Grade II listed buildings.

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Advice for Owners of Listed Buildings

Owners have the most important role in looking after historic buildings, and many take great pride in the care of their property and in preserving its character and atmosphere. Local authorities can provide a first level of advice if changes are needed, and can alert English Heritage to any cases where our involvement may be necessary.

When do I need listed building consent?

You will need to get listed building consent from your local council if you want to demolish a listed building or any part of it, or alter it in any way which would affect its character, inside or out. Repairs which match exactly may not need consent, but your local council will advise you on this as the effect of any repairs is not always straightforward.

Examples of work which may need consent include changing windows and doors, painting over brickwork or removing external surfaces, putting in dormer windows or rooflights, putting up aerials, satellite dishes and burglar alarms, changing roofing materials, moving or removing internal walls, making new doorways, and removing or altering fireplaces, panelling or staircases.

How do I apply for listed building consent?

Your first step should be to contact your local council before you make the application. The conservation officer will tell you whether your proposals are likely to be accepted. This could save you time and money. It is often best to employ an architect who is used to working with listed buildings.

Local authorities deal with all listed building consent cases and will give you the appropriate form for making your application. The majority of cases are dealt with by the local authority, but the most important cases are referred to English Heritage (Notifications) and sometimes to the Secretary of State for the Environment, Transport and the Regions (Referrals).

Your application will need to include enough information to show clearly what you intend to do, with detailed drawings and photographs.

How long will it take?

It will usually take at least eight weeks after you send in your application form for a decision to be sent to you. If consent is refused you have six months in which you can appeal to the Department of the Environment, Transport and the Regions.

What happens if I make alterations without consent?

Carrying out unauthorised work to a listed building is a criminal offence punishable by a fine or a prison sentence and the local council can require you to put the building back as it was.

What is the VAT position?

VAT does not apply to the cost of alterations to listed buildings, although it does apply to repairs and ordinary maintenance. For more detail see the leaflet VAT: Protected buildings (708/1/90), available from VAT offices.

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Further Information on Listing

How to consult the lists:

You can see local lists and obtain copies of individual entries at your local council planning department, county council offices and most local reference libraries. A complete set of lists for the whole country is available for inspection at the [National Monuments Record](#), Kemble Drive, Swindon SN2 2GZ.

The lists have recently been computerised and information derived from them will soon be available from the National Buildings Record.

[LB Online](#) provides up-to-date access to the statutory Lists of Buildings of Special Architectural and Historic Interest and is made available by English Heritage and the DCMS. The site is currently for the staff of Local Planning Authorities, National Amenity Societies and some other authorised government agencies.

For photographs of buildings that were on the statutory list in 2001, please go to the [Images of England](#) website.

Useful addresses

For advice on how to get a building listed or on listing in general, contact:

Listing Branch
Department of Culture, Media and Sport
2-4 Cockspur Street
London
SW1Y 5DH

or

English Heritage
National Programmes
1 Waterhouse Square
138 - 142 Holborn
London EC1N 2ST

Amenity Societies

Society for the Protection of Ancient Buildings
37 Spital Square
London
E1 6DY

The Georgian Group
6, Fitzroy Square,
London
W1P 6DX

The Victorian Society
1 Priory Gardens,
Bedford Park
London
W4 1TT

The Twentieth Century Society
77, Cowcross St,
London

Publications

- *What Listing Means: A Guide to Owners and Occupiers*. Department of National Heritage, 1994.
- *Something Worth Keeping? Post-War Architecture in England*. English Heritage, 1996.
- *Something Worth Keeping? Post-War Architecture in England: Entertainment , Planned Town Centres, New Town Housing, Rural Housing, Sculptures and Memorials*. English Heritage 1996
- *Something Worth Keeping? Post-War Architecture in England: Churches, Civic Buildings, Bridges, Buildings for Healthcare, Higher Education*. English Heritage, 1996.
- *Something Worth Keeping? Post-War Architecture in England: Housing and Houses*. English Heritage, 1996.
- *Pubs: Understanding listing*. English Heritage, 1994.
- *Manchester Mills: Understanding listing*. English Heritage, 1995.
- *Historic Buildings in Leeds: Understanding listing*. English Heritage/Leeds City Council, 1996.
- *Historic Buildings in Sheffield: Understanding listing*. English Heritage/Sheffield City Council, 1995.
- *Historic Buildings in Ware and Hertford: (2 Leaflets)*. English Heritage/East Hertfordshire District Council, 1996

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Revisions to Principles of Selection for Listing Buildings

Revisions to Principles of Selection for Listing Buildings: Planning Policy Guidance Note 15 Consultation Paper

The Department for Culture, Media and Sport and the Office of the Deputy Prime Minister have jointly published a consultation paper on revisions to the Principles of Selection for listing buildings. The paper sets out the revisions to the Principles of Selection and asks questions in relation to the revision. The consultation will run from 25 July – 17 October 2005.

The proposals in this paper seek to:


- Provide clarity on the general principles of selection applied when assessing a building for listing to bring it in line with that applied when scheduling monuments and registering parks, gardens and battlefields, which are very detailed and clear.
- Introduce a comprehensive overview of 20 different building types, summarising what characteristics of a particular type of building (e.g. agricultural) are of special interest by comparison with others of the same type.

This consultation follows on from the Department for Culture, Media and Sport's decision document "Review of Heritage Protection: The Way Forward" (June 2004) which followed the consultation paper "Protecting our historic environment: Making the system work better" (July 2003). The "Review of Heritage Protection: The Way Forward" set out the Government's proposals for improving the system for protecting buildings, above and below ground archaeology and other land-based heritage assets, in England and promised a review of the criteria used for listing buildings.

The statutory criteria for listing buildings have not changed and it is not intended that the revised Principles of Selection will change the types of building that are listed, or increase or reduce the overall number of buildings that are listed. Nor will they change the level of protection afforded to historic buildings.

Following the consultation, it is intended that the revised Principles of Selection will be jointly issued by the ODPM and the DCMS in a local authority circular. The consultation and circular are being published jointly because planning policy guidance is issued by ODPM and the decision to designate buildings for listing rests with the Secretary of State for Culture, Media and Sport.

The Selection Guides referred to in paragraph 6.6, page 15, of the consultation, will be available on the English Heritage website in due course. Two sample Selection Guides are included in Annex 2 of the consultation document.

 [Revisions to Principles of Selection for Listing Buildings: Planning Policy Guidance Note 15](#)

We are very interested in your views on the revised Principles of Selection. Responses should be sent to listingcriteria@culture.gsi.gov.uk by 17 October 2005, or to Emma Brown/James Burke, Architecture and Historic Environment Division, Department for Culture, Media and Sport, 2-4 Cockspur Street, London, SW1Y 5DH. Telephone 020 7211 2340/2357.

Please note a ll information in responses, including personal information, may be subject to

appropriate under the legislation.

If you have any questions or complaints about the process of consultation on this paper, please contact Liz Sweet, Consultation Co-ordinator, Strategy, Policy and Delivery Division, Department for Culture, Media and Sport, 2-4 Cockspur Street, London SW1Y 5DH, liz.sweet@culture.gov.uk

Further information can be obtained from the Department for Culture, Media and Sport's Historic Environment webpages:

http://www.culture.gov.uk/historic_environment

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Historic Buildings & Landscapes

English Heritage's research into the historic built environment is aimed at raising awareness of the special character of our surroundings, at influencing decisions about the management of historic buildings and landscapes, and at promoting enjoyment of the heritage. Pressures on the historic environment vary enormously. In the countryside, areas might be affected by falling farm incomes, changes in the nature of Government and European funding regimes, or massive demand for new housing and tourism. Some towns and cities have suffered long-term decline and are re-inventing their purpose for the 21st century. Others face major re-development pressures. Down-at-heel or abandoned industrial areas that might be of considerable historic interest are being identified as brown-field sites ripe for new housing. Churches (the largest single group of listed buildings) and other places of worship often struggle with the consequences of falling congregations. Some become redundant and face demolition or new use; others are having to accommodate the demands made on old fabric by changing liturgical fashion and modern requirements for greater comfort and convenience.

The pre-requisite for good decision-making about the future of an historic building or place is knowledge. We need to know what it is we are dealing with; the values people attach to it; its vulnerability; and the solutions that have proved successful elsewhere.

Since knowledge is the essential pre-requisite of good decision-making, we are committed to the study of neglected or hitherto unrecognised elements of the built heritage. We also wish to develop new ways of understanding and interpreting it, and to create partnerships with other relevant disciplines and organisations. In the process of developing our research programmes we will work with partners such as local authorities, conservation bodies, building owners, local communities, universities and voluntary groups. Our work shows how buildings relate to their surroundings – a church to its churchyard and parish, a country house to its estate and the wider landscape. This forms part of a more holistic and integrated approach to understanding and managing the historic environment.

English Heritage's buildings and landscapes research teams are based in Cambridge, London, Swindon and York. These teams are involved in longer-term thematic and area-based projects and they also investigate and research significant but often little-understood buildings at risk as part of a programme of strategic casework support. As well as raising awareness and providing for 'informed conservation', this work is undertaken to provide models for others involved in buildings and areas investigation and to contribute to the development of new ways of studying buildings and their wider landscapes. The results are disseminated through the National Monuments Record, through a wide variety of publications, conferences, exhibitions and electronic media. In addition to carrying out research itself, English Heritage increasingly acts as a facilitator by commissioning others to do this work. To assist in this process its staff run training courses and produce standards and guidance for use by all those involved in building recording and research. The research teams are also actively engaged in outreach programmes; the Blue Plaques programme, for example, is one which is built on public participation and underpinned by exemplary buildings and biographical research.

If you would like to learn more about English Heritage's built environment research programmes and the other initiatives outlined above, please click on the menu at the left of the screen.



Tower Buildings (1906-10), Water Street, Liverpool, with, in the background, part of the Royal Liver Building (1908-11), Pier Head. Working in partnership with the University of Liverpool, English Heritage is funding a study of the city's commercial centre, as part of the Historic Environment of Liverpool Project (HELP)

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Heritage Protection Reform

SECURING THE FUTURE OF HERITAGE PROTECTION

English Heritage announced details of its response to the Government's consultation on the future of heritage protection, "*Protecting our historic environment: making the system work better*".

Dr Simon Thurley, Chief Executive of English Heritage, said: "The foundation of our response is the commitment, shared by the Secretary of State in announcing this review, that we need to maintain the present levels of statutory protection for the historic environment. We also welcome the recognition that a successful system should retain its time-tested core components while enhancing them with greater simplicity, flexibility, openness and rigour."

English Heritage believes the end result must be that:

- owners are better informed about why their property or ancient monument has been protected, what is considered important about it and how they can best look after it;
- local authorities have clearer guidance about how to enable change and apply controls;
- developers enjoy greater certainty;
- amenity societies and others concerned locally or nationally with conserving the historic environment are better able to obtain information and participate; and
- everyone should benefit from a simpler system and from the proposed responsibilities and disciplines on English Heritage.

The current system of heritage designation involves the listing of buildings, scheduling of archaeological sites and the registration of historic parks, gardens and battlefields. This stage needs to be strictly confined to assessing archaeological, architectural or historic significance against national criteria.

The regulatory regime, which follows listing, should continue as now to connect with the planning system and the various regimes for managing change in the natural and agri-environmental world. We believe that it is here that the wider issues of economic value, regeneration and community benefit can be properly addressed. This includes the management of extensive archaeological sites in the agri-environment.

We are opposed to the idea of moving existing Grade II buildings to local lists or of delegating Grade II listing to local authorities. These buildings are listed according to strict national criteria and we believe a plethora of local interpretations would have the potential to create the sort of confusion that owners and developers fear.

We welcome the proposal to give English Heritage the statutory responsibility for compiling the national List as a means of delivering greater clarity and accountability while removing some of the misconceptions about the distinction between Government as policy maker and English Heritage as case-by-case decision maker. A series of robust safeguards are proposed by the consultation document which we believe will avoid the need for an independent scrutiny committee to examine each proposed designation and which would only serve to complicate a process the reforms are aiming to simplify. The safeguards comprise:

- being required to work within published government policies and strict criteria for listing;
- a new right of appeal;
- the Secretary of State retaining a call-in power; and
- the requirement for English Heritage to give an annual account of its stewardship.

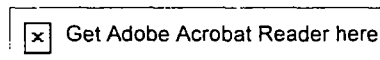
implications of putting the improved system into practice. Ministers have now agreed our proposals to refocus our designation resources over the next two years to pilot the new ideas of a single national List, unified designation and more flexible management. Our intention is that our 30 pilot schemes should inform Government's future decision-making right through the process to new legislation and beyond.

"However, for the project to be successful, English Heritage believes that the time is right for a wide-ranging debate around the issue of resources and how the management of the historic environment should work. Ensuring the new system can be implemented successfully requires a considerable increase in capacity building and education in local authorities and across the sector and a commitment to improving the quality of decision making at all levels. It should be made a priority in the Government's 2004 spending review because it would be an investment for the nation."

Simon Thurley concluded: "In taking forward the Government's proposals for a new system of heritage protection and ensuring they form part of a joined up approach to the management of the historic environment, we are committed to working with the DCMS, ODPM and DEFRA, as well as local authorities and our partners in the historic environment sector."

A pdf version of the English Heritage Reponse to the DCMS Consulation Paper is availabe to download: [*Protecting the Historic Environment - Making the System Work Better*](#) (143k)

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