

WYCHAVON'S Listed Buildings



Help and advice

To find out whether a building is listed contact
Planning Customer Service Officers

Tel: 01386 565565

E-mail: planning@wychavon.gov.uk

For more detailed advice and guidance on matters relating to Listed Buildings,
contact: The Heritage Section, Planning Services, Wychavon District Council,
Civic Centre, Queen Elizabeth Drive, Pershore, Worcs. WR10 1PT.

Further Reading: There are many excellent publications on the care of Listed
Buildings. The websites of English Heritage, the Society for the Protection of
Ancient Buildings and the Institute of Historic Building Conservation are good
sources for further information.

October 2010

*A guide for owners
and occupiers*

www.wychavon.gov.uk

 **WYCHAVON
DISTRICT COUNCIL**
good services, good value

What is a listed building?

A 'listed building' is a building or structure of special architectural or historic interest recognised by the Government as being worthy of protection under special legislation. A Listed Building need not be grand or beautiful to be considered worthy of listing, and buildings and structures as diverse as churches, cottages, bridges, gates and milestones can be listed.

Under the Planning (Listed Buildings and Conservation Areas) Act 1990, the Secretary of State for Culture, Media and Sport has a statutory duty to compile Lists of Buildings of Special Architectural or Historic Interest for England and Wales.

The List is a register. It identifies these special buildings or structures, giving extra powers to local authorities to protect them from harm, as well as imposing additional responsibilities on their owners. The List for Wychavon district can be inspected at the Civic Centre in Pershore.

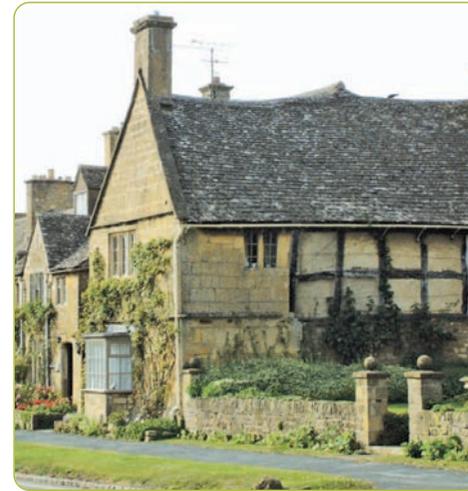
Amendments to the List can be made at any time as other buildings thought worthy of preservation are added. Conversely, buildings can be de-listed if they have had poor or

inappropriate alterations and the original qualities or features that made the building special have been irreplaceably lost. Anyone can apply direct to English Heritage to have a building listed or de-listed.

It is a criminal offence to alter, extend or demolish a listed building without the necessary consent, or not in accordance with the conditions of the consent. Unauthorised works can lead to prosecution of the owner, and the person carrying out the works. In addition an enforcement notice can be served requiring the correction of unauthorised works.



A Listed Building need not be grand to be considered worthy of listing, and can include structures such as bridges, gates and milestones. This 15th century bridge is grade II* listed.



The back, sides and interior of a Listed Building, and in most cases its outbuildings and its boundaries, all carry the same legal protection as the main building and its frontage.

How are buildings chosen for listing?

There are approximately 2,400 entries on the List for Wychavon. All have been judged according to a set of national criteria approved by the Department for Culture, Media and Sport.

Broadly, the buildings are listed according to the following criteria:

- All buildings built before 1700 which survive in anything like their original condition
- Most buildings built between 1700 and 1840, although selection is necessary

- Between 1840 and 1914 only those buildings of definite quality and character; the selection is designed to include the works of principal architects
- Between 1914 and 1939 selected buildings of high quality and/or historic interest; a few outstanding buildings erected after 1939

In choosing buildings, particular attention is paid to:

- Special value within certain types, either for architectural or planning reasons, or illustrating social and economic history (eg. industrial buildings, railway stations, schools, hospitals, almshouses, mills, etc.)
- Technological innovation (for instance prefabricated cast iron, or an early use of concrete)
- Association with well-known characters or events
- Group value as in good examples of town planning (for instance, squares, terraces or model villages)



Many walls, gate piers and gates are listed in their own right. More often they have listed protection because they form the boundary to the curtilage of a Listed Building.

The buildings are classified in grades to show their relative importance. This does not, however, mean that a Grade I building is more 'preservable' than a Grade II, since the grading was originally meant for grant allocation purposes. The classifications are:

Grade I - these are buildings of exceptional interest (only about 2% of listed buildings nationally are in this grade)

Grade II* - these are particularly important buildings of more than special interest (some 4% of listed buildings)

Grade II - these are buildings of special interest, which warrant every effort being made to preserve them

Which parts of a building are listed?

All of the building, inside and out. This also includes later extensions, unless specifically excluded in the List description. There is, contrary to popular belief, no such thing as just a 'listed façade' or 'listed interior', although these features may be the main reason for its listed status.

The written description in the List is not intended to provide a comprehensive record of all the features of importance, but rather to provide enough details to identify the building.

Anything fixed to a listed building is also listed, as is any structure within the grounds of the building (curtilage) that has been there since before 1st July 1948 (even if not attached to the listed building). This includes boundary and garden walls and gates.

What is listed building consent?

Listed Building Consent is necessary for the alteration, extension or demolition of a listed building. This is a control the District Council has in addition to any requirements for planning permission.

Applications are made to the District Council on special Listed Building Consent forms. English Heritage and special interest groups, such as the Victorian Society, may be consulted before determining the application. This process is normally completed within 8 weeks and there is no application fee for Listed Building Consent.

Listed Building Consent is necessary for all works, inside and out, that affect the character of the building, including small changes to such as windows, doors, walls, staircases and fireplaces, even if those items are not considered to be 'original'.

Can listed buildings be altered?

In many cases, yes, but there is obviously a presumption in favour of preserving them in something like their original state.

Alterations or new uses must not devalue the special architectural or historic interest of the building. The Council must be satisfied that the works proposed are necessary to ensure a continuing use for a building, and that they would preserve its special character.

It is important to understand that in the context of listed building controls, what may seem to be relatively minor changes are classed as alteration and require listed building consent. These include:

- Any extensions or additions, including conservatories
- Alteration or replacement of any window or door, inside or out and whether 'original' or modern
- Removal of internal walls or partitions of whatever date or construction, or erection of new partitions
- Changes to roofing materials

- Re-pointing, painting or rendering of walls
- Cleaning of brickwork and stonework
- Changes to external cladding materials such as weatherboarding or rendering
- Insertion of rooflights
- Removal of chimneys or fireplaces
- Cleaning or stripping of timbers

The above list is not exhaustive. If you are in any doubt or need further advice, please contact the Conservation Officers at the District Council. The repair or alteration of listed buildings requires a high standard of craftsmanship and professional skill. In view of this, the appointment of a specialist architect or surveyor, experienced in historic building work, is strongly advised.

Consent for the partial or total demolition of a Listed Building is given only in exceptional circumstances. The District Council has to be absolutely satisfied that every effort has been made to continue the present use of the building, or find a suitable alternative use.

What about repairs?

All buildings need repair at some time or other, old ones especially. Minor repairs do not normally require Listed Building Consent. It is, however, essential to discuss such work with the Council's Conservation Officers before starting. Choosing the correct method of repair is very important for the long-term well being of an historic building, and here is a strong presumption in favour of small incremental repairs rather than replacement, in order to preserve as much of the original building fabric as possible. It is surprising how much can be kept if this approach is adopted and can often save money. This particularly applies to structural timbers, doors, windows and old roofing tiles.



The repair and retention of historic features and fabric is important to the character of a Listed Building. Any alterations to this building would need to reflect its small size and simple appearance.

What if I let my building deteriorate?

It is a legal requirement that listed buildings are looked after properly. Modest spending on maintenance and repairs on a regular basis can prevent very serious problems such as dry rot from developing.

It does happen that, for a variety of reasons, some listed buildings fall into serious disrepair. The Council has powers that it can use to remedy the situation in such cases. These are called Repairs Notices and they require specific works of repair to be carried out on the building concerned, within a certain timescale. If the owner fails to carry out the works, then the Council can carry them out itself and recover the costs from the owner. The Council will use these powers rarely, but is prepared to do so if necessary, to ensure the future of any listed building within the District.



Features on a building such as doors, fanlights and hoods are all important to the character of a Listed Building, and have the same listed protection as the main body of the Listed Building.

What about value added tax?

VAT can be a complicated area of tax law, but generally repairs to listed buildings are subject to VAT at the standard rate. Approved alterations or extensions may be zero rated, but ultimately it is at the discretion of HM Customs and Excise as to whether specific works are eligible.