

Facilities Management from A to Z



Based on The FM Lexicon by Martin Pickard
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Listed Buildings

Listed Buildings are those that are considered to be important enough to warrant special planning control. Such buildings and structures are included on a list of buildings of special architectural or historic interest, which is maintained by the Secretary of State for Culture, Media and Sport.

A Listed Building is defined in section 1 of the Planning (Listed Buildings/Conservation Areas) Act 1990 as a building which is for the time being included in a list compiled or approved by the Secretary of State under that section. For the purpose of the Act any object or structure fixed to the building, which, since on or before 1 July 1948, has formed part of the land and is comprised within the curtilage of the building is treated as part of the building which is itself defined as including any structure or erection and any part of a building.

Listed Buildings are classified in three grades to show their relative importance, these are Grade I - Buildings of exceptional interest, Grade II* - Particularly important buildings of more than special interest and Grade II Nationally important and of special interest. The first two are higher listing categories which reflect the respective national and international significance of the buildings placed in these categories.

Listed Buildings and structures are subject to a much greater degree of control in respect of alteration and demolition than their non-listed counterparts. There is a very fine line between the repair and maintenance of a listed building and alterations that would require Listed Building Consent. Even seemingly minor alterations to a Listed Building could alter its character and as such Consent is required for the demolition or partial demolition of a listed building, or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest. The loss of original materials and features during the maintenance of a listed building can lead to a loss of architectural and historical value of the building.

Carrying out unauthorised works to a Listed Building is a criminal offence (under Section 9 of the Planning (Listed Buildings and Conservation Areas) Act 1990) and as such subsequent penalties can be heavy. The provisions of the Act relating to listed buildings are applied, with modifications, to the demolition of unlisted buildings in conservation areas. This requires conservation area consent.

Guidance on Listed Building consent and the appeal process can be found at www.planningportal.gov.uk