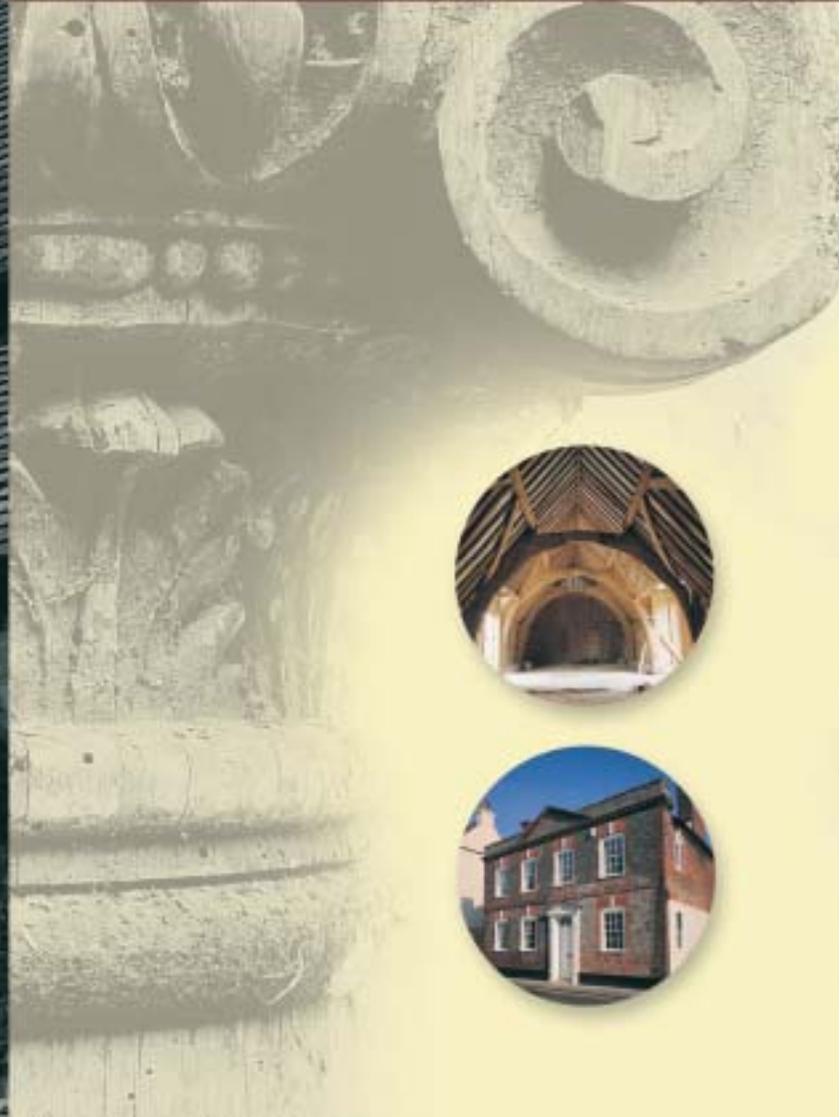




Listed Buildings & Conservation Areas



What is a listed building?



The **list of Buildings of Special Architectural or Historic Interest** is a national register of buildings considered to be of sufficient architectural and/or historic value to merit special protection. The list is drawn up by the Department for Culture, Media and Sports (DCMS) usually on the advice of English Heritage.

Hampshire (excluding Portsmouth and Southampton) contains almost 13,000 listed buildings which range from churches, country houses and picturesque cottages to Second World War structures, telephone boxes, walls and railings.

Listed Buildings are classified under 3 "grades".

- Grade I** Buildings of exceptional and often national interest.
- Grade II*** Outstanding buildings, often of regional interest.
- Grade II** Important buildings of special interest which warrant every effort made to preserve them.

Approximately 95% of listed buildings in Hampshire fall into the Grade II category.

Why are buildings listed?

Buildings and structures are listed so that we can identify and protect our historic and architectural heritage. It is a means by which care can be taken over decisions which affect the physical fabric of the building and its future. The DCMS has laid down criteria for listing.

Architectural Interest - The inclusion of all buildings which are important to the nation because of their architectural design, decoration and craftsmanship. Also buildings which are important examples of innovative building techniques or types.

Historic Interest - Buildings which display important aspects of the nation's social, economic, cultural or military history. Also included are buildings which have a close association with nationally important people or events. For example the studio used by the painter Augustus John in the New Forest, and buildings at Farnborough associated with pioneering aviation development.

1700-1840



“age and rarity will influence whether a building is of listable quality.”



Most buildings between 1700 and 1840 are of listable quality unless altered to a significant extent.

Since then the emphasis has been on 'thematic' listing surveys, looking at particular building types such as military barracks and hospitals.

Buildings dating from after 1840 are listed on a selective basis and will include for example works by prominent Victorian and Arts and Crafts architects. For example parts of the Royal Hampshire County Hospital in Winchester by William Butterfield and Marsh Court in the Test Valley designed by Sir Edwin Lutyens.

Despite the surveys, some buildings which merit listing have been overlooked and it is possible to add buildings to the statutory list by applying to the DCMS. In most cases their decision is based on the advice of English Heritage whose inspectors assess each case, often using information obtained from local authorities.



As a general rule, the later the building the more special, unusual or innovative qualities it has to have to become a listed building.

The list description

The lists of Buildings of Special Architectural or Historic Interest for each District, Borough or City Council are compiled by parish or ward.

The earliest listed building surveys undertaken in the 1950s were largely confined to Hampshire's major towns and prominent churches and country houses. This was partly due to strict petrol rationing!

Alongside the address and grade of listing is a description of the building or structure.

The lack of information on and protection for historic buildings in rural areas and smaller towns and villages was addressed in the 1980s when a national resurvey of listed buildings was undertaken by English Heritage.



Group Value - Where buildings are listed not only for their individual merit but also for contributing to a wider area, for example a terrace, square or farm building complex.

Age and rarity will influence whether a building is of listable quality. General rules are that:

All buildings dating from before 1700 which have not been substantially altered are listed.



“ listings applies to the whole of the building including the interior ”



The list description continued

This description is for identification purposes and, particularly with the older lists, is often very brief and rarely contains information on interior features since the inspector seldom had the time or opportunity to go inside buildings.

It is important to remember that the listing applies to the whole of the building including the interior, and that this is the case for Grade I, II* and II categories.



It is sometimes the case that the name of a property has been changed since the surveys were undertaken, so when making enquiries it is important to provide as much information as possible, for example a location plan, to identify whether or not a building is listed.

Curtilage of listed buildings

The listing also covers any object or structure fixed to the buildings or any detached ancillary structure within the curtilage of the listed building if that structure was constructed before 1948.



The curtilage or land associated with the listed building will include boundary walls.

What does “listing” mean?

It does not mean that a building or structure has to be kept as a ‘museum piece’. However, **Listed Building Consent** is required for any alteration which affects the special character

of the listed building. This applies to the whole of the building. In some instances, for example, an extension to a building or a change of use, planning permission may also be required. The legislation controlling works to listed buildings is contained in the **Planning (Listed Buildings and Conservation Areas) Act 1990**. Central Government **Planning Policy Guidance No15 (PPG 15)** called Planning and the Historic Environment contains useful general advice on how local planning authorities should apply the legislation. It is available from HMSO and should be in most reference libraries.

Given the wide variety of listed buildings it is difficult to generalise about what alterations are acceptable. Each building will present its own individual constraints and opportunities. It is important to remember that the grade of listing is not necessarily an indication as to what changes will be acceptable.





Even a small extension to a modest Grade II vernacular cottage may alter its character unacceptably whilst a large Grade I building of many periods of development might accommodate sympathetic alterations.

“ it is a criminal offence to alter a listed building without consent ”



Listed Building Consent

Listed Building Consent is obtained from the local planning authority. Since 1996 when Portsmouth and Southampton became 'unitary' authorities, there are eleven District Councils in Hampshire.

The listed building application should include enough information about the listed building and the proposed alterations to enable a considered decision to be made. This may vary according to the extent of the works, but insufficient information may lead to delays in registering the application and getting a decision.

Typical work which would require a listed building application include:

- Extensions and demolitions (including internal works)
- Repairs not carried out using matching materials (eg replacing cast iron gutters with plastic).
- Replacement windows and doors.

- The installation of solar panels or satellite dishes.
- Painting previously unpainted surfaces such as brick or stone.
- Alterations or removal of interior features such as fireplaces and panelling.

Unsympathetic 'repairs' such as unnecessary re-pointing using hard cement mortars or replacement of historic roof timbers.

If in any doubt as to whether proposals will require consent, you should contact your local planning authority.

It is a criminal offence to alter a listed building without consent and the owner, agent and contractor can all be held responsible.

In some cases, such as a proposal to completely demolish a Grade II listed building or to significantly alter a Grade I or II* building, the local planning authority will consult national bodies including English Heritage.



“ the local authority may serve a repairs notice requiring the owner to carry out specified works within a particular period ”

Repairs notices and urgent works notices

If the owner, or in some cases the tenant, of a listed building allows it to fall into serious disrepair, the local authority may serve a repairs notice requiring the owner to carry out specified works within a particular period.

The local authority also has the power to undertake 'urgent' repairs to protect

an unoccupied or partly unoccupied building from further deterioration, and recover the costs from the owner.

In extreme cases where a building has been deliberately neglected by the owner, a local authority can compulsorily purchase the property at minimum compensation value.

Grants for repairs

Under the Planning (Listed Buildings and Conservation Areas) Act 1990, local authorities can make grants available to owners for repairs to listed buildings. These grants are discretionary and vary from one authority to another. You should contact the relevant local authority to find out whether your building qualifies for grant assistance.

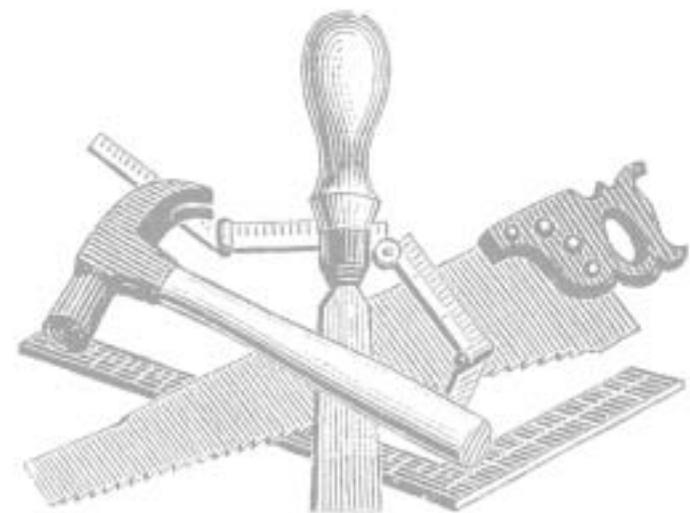
Some Grade I or Grade II* listed buildings may be able to get grant assistance from English Heritage.

These are usually offered only where substantial repairs are being undertaken to particularly important buildings and will require a detailed specification of repairs.

Other buildings may be eligible for assistance from specific public or private grant awarding organisations. Please refer to the Useful Contacts list at the back of this leaflet.

VAT and listed buildings

The situation regarding the payment of VAT on building works affecting a listed building is best addressed to the nearest HM Customs and Excise Office. At present, VAT is payable on repairs to listed buildings but may be 'zero rated' for alterations and extensions to residential properties providing listed building consent has been obtained. It may also be possible to claim for part repayment of VAT where works to ecclesiastical buildings is undertaken.





Conservation Areas

Conservation Areas are designated by local planning authorities as “areas of special architectural or historic interest, the character of which it is desirable to preserve or enhance”.

Hampshire contains around 300 Conservation Areas ranging from the urban centres of our main historic towns to small village “cores” and larger more dispersed rural settlements. Conservation Area designation increases

“*Conservation Areas are intended to safeguard the natural and built environment*”

the local planning authority's control over demolition of buildings and over certain alterations to residential properties which would normally be classed as 'permitted development' and not require planning permission.

Article 4(2) Directions

Increased control over alterations to unlisted dwellings in Conservation Areas can be applied in particularly important Conservation Areas, usually after a public consultation process involving those residents affected.

These can restrict alterations to such elements as roofs (including chimneys and materials), front elevations (windows, doors and porches) and front gardens (including gates and fences).

Your local planning authority will be able to advise on both Conservation Areas and whether an Article 4(2) Direction applies.

Local Authorities have a programme of preparing Conservation Areas Appraisals which identify the special character of each Area and record the most important features. New development within a conservation area will be expected to show that its design has



taken into account the features and quality of the Conservation Areas.

Conservation Areas are intended to safeguard the natural and built environment, and offer additional protection towards trees.

Some individual trees or groups of trees within a Conservation Areas may be protected by a specific Tree Preservation Order (TPO). The lopping or felling of substantially sized trees within a Conservation Areas requires an owner to give six weeks notice to the local District Council.

For detailed advice on this matter you should contact the Arboricultural Officer at your District Council.

As with listed buildings, useful guidance to Planning Law regarding Conservation Areas is contained in Planning Policy Guidance No 15, Planning and the Historic Environment.





Contacts and Organisations

Dept for Culture Media and Sport

2-4 Cockspur Street
London SW1Y 5DH
Tel 020 7211 6200

English Heritage

23 Savile Row
London W1X 1AB
Tel 020 7973 3000

English Heritage (South East Region)

2nd & 3rd Floor
Eastgate Court
195-205 High Street
Guildford GU1 3EH
Tel 01483 252000

Listed Places of Worship Grant Scheme (VAT & Churches)

PO Box 609
Newport NP10 8QD
South Wales
United Kingdom
Tel 0845 601 5945

Environment Department

Hampshire County Council
The Castle Winchester
SO23 8UD

Tel 01962 846831 or 846832

Fax 01962 846776 www.hants.gov.uk/archaeology
e-mail historic.environment@hants.gov.uk

Hampshire District Councils

- 1 Basingstoke and Deane Borough Council
Tel 01256 844844
- 2 East Hampshire District Council
Tel 01730 266551
- 3 Eastleigh Borough Council
Tel 023 8068 8000
- 4 Fareham Borough Council
Tel 01329 236100
- 5 Gosport Borough Council
Tel 023 9258 4242
- 6 Hart District Council
Tel 01252 622122

7 Havant Borough Council
Tel 023 9247 4174

8 New Forest District Council
Tel 023 8028 5000

9 Rushmoor Borough Council
Tel 01252 398398

10 Test Valley Borough Council
Tel 01794 527700

11 Winchester City Council
Tel 01962 840222



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