



WHAT ARE LISTED BUILDINGS?

WHAT IS A LISTED BUILDING?

When a building is described as 'listed' it means that it is included on a list of buildings which are considered to be of sufficient historic or architectural interest to merit special protection. Previously carried out by the Department of Culture, Media and Sport, the administration of the listing system has now been transferred to English Heritage. (Since 1st April 2005). Copies of the list are held by East Devon District Council and can be viewed on request.

WHY ARE BUILDINGS LISTED?

Buildings are listed to identify and protect our architectural heritage. Listing does not suggest that a building must be preserved for all time, rather that care will be taken over decisions affecting its future and any alterations must respect the character and special interest of the building. The condition of a building, its suitability for alternative uses, or the cost of maintenance are not matters which affect a building's suitability for 'listing' although these are taken into consideration if an application for demolition is subsequently submitted. The main criteria for listing are currently:

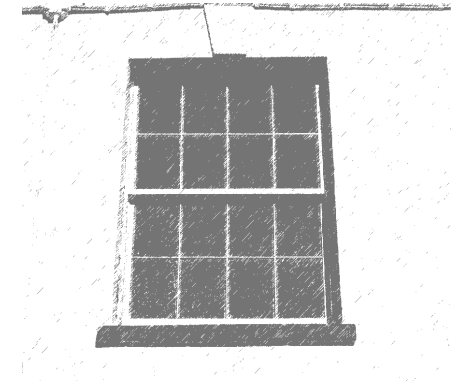
Architectural Interest: buildings which are important to the nation for the interest of their architectural design, decoration and craftsmanship; also buildings which are important examples of particular building types and techniques, or which have significant plan forms;

Historic Interest: buildings which display important aspects of the nation's social, economic, cultural or military history;

Close Historical Associations with nationally important people or events;

Group Value, for example where buildings together comprise an important architectural or historical entity.

Age and rarity are also important considerations particularly where buildings are proposed for listing on the strength of their historic interest. Therefore, all buildings built before 1700, which survive in anything like their original condition, are listed; and most buildings of about 1700 to 1840 are listed, although some selection is necessary. From about 1840, only buildings of definite quality and character are listed, and for the same reasons, post-1914 buildings are only listed if they demonstrate very special qualities. Buildings which are less than 30 years old can only be listed if they are of outstanding quality and are under threat. Buildings which are less than 10 years old cannot be listed. However, the principles of selection are currently under review and a revised set of criteria will eventually replace those mentioned above.



GRADES OF LISTED BUILDINGS

Listed buildings are graded according to their importance. Grade I and II* buildings are of outstanding importance to the nation, and Grade II buildings (which form the majority of listed buildings) represent a major element in the historic quality of our towns, villages and countryside. A national resurvey of England was started in 1970 and was completed in the 1990's. Occasionally, a building may have been missed and there is therefore a



One of a series of Guidance Notes about historic buildings and conservation areas, produced by East Devon District Council

provision to “spot list” where it is considered a case for listing has been made. There are currently nearly 500,000 listed buildings in England, and of these approximately 1.5% are Grade I, 4% are Grade II*, and 94.5% are Grade II. East Devon District Council has over 3,000 entries on its list, of which 59 are listed Grade I, 186 Grade II* and the rest are Grade II. Because an entry may cover a number of buildings (such as in a terrace of similar houses) the actual number of buildings protected is far higher, probably nearer to 4,000.

THE LIST DESCRIPTION

The lists of *Buildings of Special Architectural or Historic Interest* are compiled by parish. Each listing gives the following information: address; grade of listing; grid reference; map reference number; building reference number; a list description; details on ancient monument status; and, details of any national archival records. The list descriptions are intended for identification purposes only and do not define all the features of special interest. In many cases there is no reference to the interior of the property.



WHAT IF I OWN A LISTED BUILDING?

Listed Building Consent is required for any work which might affect the special architectural or historic interest of your building, both inside and out. Further information on the type of work that this covers can be found in East Devon District Council’s leaflet “Listed Buildings – Alteration and Repairs”. Under Section 9 of the Planning (Listed Buildings and Conservation Areas) Act 1990 it is a criminal offence to demolish a listed building, or to alter or extend it in any way which would affect its character, unless you have first received Listed Building Consent. Penalties for carrying out alterations illegally can be severe so you should always contact the Conservation Section for advice before you or your builder starts work. Please remember to allow time for consent to be granted. (Minimum 8 weeks). Contact the address below for application forms or online.

REPAIRS NOTICES AND URGENT WORKS NOTICES

If the owner of a listed building allows it to fall into serious disrepair, the Council has powers under the 1990 Act to serve a Repairs Notice or an Urgent Works Notice on the owner, requiring them to carry-out the work at their own expense, or giving the Council the right to do the work themselves and then charge the owner. In extreme cases, the Council can also force the owner to sell them the building at minimum cost. These powers are rarely implemented but the Council will use them if a listed building is threatened by neglect or wilful damage.

FURTHER ADVICE

Listed buildings are an important part of our national heritage and listed building owners should see themselves as custodians of that heritage. However, the Council is keen to support owners as far as possible with help and guidance and site visits can usually be arranged with the Conservation Section to discuss particular problems.

Guidance notes to date in this series are:

1. What are Listed Buildings?
2. Listed Buildings: Alterations and Repairs.
3. Conservation Areas

Further information is available on the Council’s website:

www.eastdevon.gov.uk

If you have any queries relating to listed buildings

please contact:

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