



LISTED BUILDINGS

Alterations and Repairs to Listed Buildings



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

WHO SHOULD READ THIS LEAFLET?

This leaflet is written for owners of listed buildings and for people who are considering buying a listed building. It will also be of interest to estate agents, solicitors, surveyors and architects and indeed any professional person who deals at some time with listed buildings. Its purpose is to outline briefly the responsibilities of owning a listed building and to provide some guidance on alterations which may require 'Listed Building Consent' from the Local Authority, East Devon District Council.



WHAT REQUIRES LISTED BUILDING CONSENT?

Buildings are listed for their special architectural or historical character and are graded I, II* or II. All listed buildings are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990 and the listing covers both the interior and the exterior of the building, any object or structure fixed

to the building and also any object or structure within its curtilage dating from before 1st July 1948. Listed Building Consent is required for any alterations which affect the special character of the listed building and the Council will not grant consent if it is considered that the proposed work will adversely affect that character.

THE IMPORTANCE OF INTERNAL FEATURES

Listing therefore includes not only the main external features such as the walls and roof, but also the internal features which are fixed to the building and which contribute to the building's historic character. For example, fireplaces, fitted cupboards, panelling, staircases, and plasterwork are all protected and Listed Building Consent must be sought before altering or removing them. The list description is for identification purposes only and may not include all of the listed features.

WHAT WORK REQUIRES LISTED BUILDING CONSENT?

The type of work which normally requires Listed Building Consent includes:

- Extensions and demolitions
- Repairs not carried out in matching materials (e.g. changing from a hand-made clay tile to a machine made tile)
- Re-thatching where there is a change of thatching material (e.g. wheat reed to water reed); or a change of thatching style or different ridge type
- Demolition and rebuilding of important features like chimney stacks
- Sand-blasting stonework, brickwork and timbers (internal and external)
- Exposing timbers and brickwork previously hidden beneath plaster or limewash
- Stripping out internal plasterwork (where it is not being replaced as original)

- Removal or alteration to internal features such as doors, cupboards, panelling and fireplaces
- Changes to the plan form of internal rooms (e.g. blocking-up door openings, removing partitions or staircases)
- Timber treatment where this involves destructive techniques such as sand-blasting
- New pipework (where this has an impact on the listed building)
- Replacement windows (please note double glazed units are unlikely to be acceptable)
- Insertion of suspended ceilings or removal of existing ceilings
- Fitting of new boilers, ovens or stoves which require flues
- Painting of previously unpainted surfaces such as brick or stone
- Painting of external stucco, render or timber where this will have a visual impact



This list is by no means comprehensive and is intended for guidance only. If you are in any doubt as to whether you need Listed Building Consent, please contact the Conservation Section before you start

work. Don't forget that it is a criminal offence to alter a listed building without first obtaining Listed Building Consent and the owner, his or her agent, and the builder, can all be held responsible. Ignorance of the law is no defence and new owners should be told by their solicitor at the time of purchase that the building is listed. This information will show up on the solicitor's searches. Copies of the Statutory List are also held by East Devon District Council and are available for inspection. Compliance with Building Regulations or Public Health legislation does not mean that the work is acceptable from the listed building point of view and a separate application for Listed Building Consent may be needed. Application forms are available from the address below or online. Please allow a minimum of 8 weeks for consent to be granted.

EXTENSIONS TO LISTED BUILDINGS

Listed buildings are important as they contribute to the architectural heritage of East Devon providing interest and variety throughout the villages and towns within the rural District. Extensions to such buildings must respect the original plan form, layout, scale and materials and should be carefully designed so as not to dominate the original structure. However, there will always be some historic buildings where any extension would be considered damaging and therefore unacceptable. Also many listed buildings have already been substantially extended in the past and the Council may decide that further additions would so damage the character of the original building that consent should not be given. Potential purchasers of listed buildings are therefore advised to consider the suitability of the existing building for their purposes before they buy it, or alternatively submit an application for any alterations before they purchase to avoid disappointment if their proposals are rejected.

REPAIRS TO LISTED BUILDINGS

Repairs to listed buildings using the same traditional materials and building techniques will not usually require Listed Building Consent, but it is always wise to check with the Council before commencing work. You may be required to submit a detailed specification even if consent is not later required. If an application is required you are advised to appoint a professionally qualified person to prepare the necessary drawings and to supervise the repairs on site. Further advice can be obtained from the Conservation Team about suitable repair techniques and details of a range of advisory leaflets which cover such topics as the use of lime mortar or timber-frame repairs.

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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