

What is a listed building?

A listed building is one which is considered to be nationally important for its special architectural or historic interest. English Heritage are the organisation responsible for the administration of the listing system in England and Wales.

When a building is listed protection extends to:

- The principle building (both internal and external)
- Curtilage buildings or structures such as garden buildings, sundials and walls.
- Interiors and exteriors including fixtures and fittings such as fire-places, staircases and panelling.



Listed Building Grades

Listed buildings are classified into three grades:

- Grade 1** Buildings of exceptional interest.
Grade 2* Particularly important buildings of more than special interest.
Grade 2 Buildings of special interest, which warrant every effort being made to preserve them.

Why is listing important?

Listing protects the nation's historic assets. Historic buildings are unique – once destroyed or damaged they can never be replaced.

In terms of Planning, The Planning (Listed Building and Conservation Area) Act 1990, makes it a criminal offence to demolish a listed building, or alter or extend it in any way that would affect its character without prior consent.

Listed buildings in West Lindsey

There are nearly 1000 listed buildings and structures in West Lindsey. The District Council keeps a record of them and monitors their condition.

The Conservation and Environment Team can help you with information on the listed buildings within the District.

Alternatively Images of England provides an online record of listed buildings in England, with a description of the listing.

This is available online at:

www.imagesofengland.org.uk

Listed Building Consent

Many listed buildings can sustain some degree of sensitive alteration or extension to accommodate continuing or new uses.

To ensure that any changes do not adversely affect character, listed building consent is required.

Listed Building consent may be needed for:

- Changes to the structure.
- Changes to materials or painting.
- Extensions.
- Demolition.
- Removal of features.

The Conservation Team are always involved with listed building consents and will decide whether a particular alteration affects the character of a listed building. However, alterations and extensions should always be designed sensitively to harmonise with the original character of the building. Pre-application discussions with Conservation and Development Control are strongly recommended for advice and help. There is a strong presumption in favour of retaining a listed building and demolition is an extremely rare occurrence.

All listed building applications are **free** and forms are available online or from the West Lindsey Offices.

For some proposals, planning permission and permission under Building Regulations may also be required.

Work carried out without the benefit of listed building consent is unlawful and may lead to prosecution.

Unauthorised work can be enforced against subsequent owners. There is no time limit for enforcement action. Local Land Charge searches can pick up unauthorised alterations. This may result in delays, or even prevent the sale of the property.

Repairs

Consent is not normally needed for repairs to listed buildings provided the new work is identical in every respect to the old, in materials, design and appearance. For example the profile and size of each element in a replacement window must match exactly what was there before, standard joinery will usually not have the required degree of accuracy.

PVCu cannot replicate historic window detailing. Artificial slate is not an identical substitute for natural slate, and concrete pantiles are not suitable replacements for clay pantiles, (even if their colour and shape are similar).

Maintenance

It is important to keep a listed building in good condition so that it is not damaged or destroyed through neglect. West Lindsey does monitor the condition of listed buildings and keeps a record of those considered to be 'at risk'.

Useful Websites:

For proposals to list and de-list buildings please contact:

www.english-heritage.org.uk

For listing details of properties:

www.imagesofengland.org.uk

West Lindsey District Council

West Lindsey District Council

Conservation, Design & Countryside
Listed Buildings

Caring for Listed Buildings
In West Lindsey

If you would like a copy of this leaflet in large, clear print, audio, Braille, or in another language, please telephone

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