



Listed Buildings and Conservation

Alison Davidson PG Dip Cons, IHBC

What will we cover?

- Recap – Listed Buildings
- Maintenance, repairs, alterations
- Making applications – documents required
- Un-authorized works
- In cases of disaster
- Some specific issues



What are Listed Buildings?

- Process allows Historic England on behalf of the Government to highlight what is significant about a building or site
- Process covers buildings, scheduled monuments, registered parks, gardens and battlefields and protected wrecks



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- All buildings built before 1700
 - Most built between 1700 and 1840
 - Particularly careful selection for period after 1945
 - Usually over 30 years old
 - Born from destruction following widespread bombing in Second World War



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- Grade I – Exceptional interest. 2.5% of all LBs
 - Grade II* - Particularly important of more than special interest. 5.8% of all LBs
 - Grade II – Special interest. 91.7%
 - Total number estimated at 500,000 on NHLE



What effect does listing have?

- Not a preservation order
- Listed building consent required for changes but not like for like repairs
- Decisions balance site's historic significance against other issues such as function, condition and viability.



Maintenance, Repairs or alterations

- Routine regular maintenance
- Prompt action to pre-empt or remedy problems
- Cost effective
- Mundane but cornerstone of conservation
- Condition Surveys



Repairs

- Intervene, restrain and correct process of decay
- Underlying causes of deterioration, not just the symptoms
- Traditional materials and skills



Repairs

- Minimal loss of historic fabric
- Same appearance and function
- Installation of double glazing is an alteration
- Cleaning facades; wholesale repointing is an alteration



Applications

- Applications made to Local Planning Authority
- Historic England and other Amenity Bodies may be consulted
- Public are consulted
- 8 weeks process but may be more



Documents required

- Scale drawings of existing and proposed
- Location plan
- Heritage Statement and Design & Access Statement
- Declaration of ownership
- Local requirements eg CIL, Biodiversity surveys etc



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- Compliance with other requirements may need LBC
 - Building Regulations largely allow some discretion for heritage assets
 - Also energy efficiency and Disabled Access may require LBC



What if Consent is not obtained?

- Unauthorised works to a Listed Building is a criminal offence
- Individuals can be prosecuted
- Unlimited fines and up to 2 years' imprisonment
- LPA can insist that all work carried out without consent can be reversed.
- Problems selling property



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- Point of sale
 - Responsibility could pass to new owners
 - Council refused consent to retain
 - Sale costs have been re-negotiated
 - Council could insist on new owners replacing with matching tiles



Dealing with Disasters

- The unexpected should be expected
- Effective and proportionate emergency response plans
- Identify hazards
- Assess risks
- Take preventative measures
- Ensure adequate arrangements to cope with eventualities



Emergency Plans

- Historic buildings all differ and have different vulnerabilities
- One copy in secure location on site
- Another securely held elsewhere off site
- Actions necessary during and after emergency
- Minimise damage and long term

Emergency Response Plan



Example House
Example Avenue
London

Post Code: EX0 1AB
Grid Reference: EX 000 000

Phone Number: 000 1111 1111

Writing Plan: 25/02/2016
Drawing Plan: Example Name

Main Office (Main Wing)
Out House Office

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- React
 - Handling & Treating Objects
 - Salvage procedures
 - Specialist requirements for storage and emergency treatments
 - Longer term issues
 - Keep the rain out
 - Apply for permission to rebuild



Fire

- Salvage
- Protection from weather, propping and safety
- Planning permission and Listed building consent for rebuild
- Understand structure
- Doesn't stop being listed



Floods

- Damage can occur after flooding by unsuitable drying and repair methods
- Most historic structures (pre 1919) are inherently durable and relatively resistant to flooding
- Avoid inappropriate remedial works
- Unnecessary removal of finishes and fittings
- Use appropriate products and builders



Storm Damage

- Collect, label and assess materials
- Specialists
- Prop up and secure
- Consent required for re-building
- Might incorporate upgraded facilities



Heritage Crime

- Lead theft
- Theft of statuary and artefacts
- Vandalism and criminal damage
- Replace like for like?
- Secondary effects of metal theft beyond cost of replacement
- Cleaning methods must be approved



Raising chimney heights

- Building Regulations cannot overrule Listed Building Consent
- Planning Permission also required
- Spark arresters not supported
- Use of chimney pots to supplement overall height
- What associated works?



Access to sites

- LPA Planning and Conservation Officers may be authorized under Section 196A for the Town & Country Planning Act 1990
- Section 88 of Planning (Listed Buildings & Conservation Areas) Act 1990
- Urgent Works under S54
- Repair Notices under S48
- Enforcement issues



Betterment

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- LPAs can place conditions on consents regarding use of approved materials
 - Can reasonably require reversal of earlier unauthorized work as part of proposal
 - Cannot require additional work not directly associated with current proposal
 - Less than substantial harm can be weighed against public benefit eg restoration, better revealing



Additional surveys

- What is reasonable?
- What is likely to be affected
- Structural survey
- Archaeology



The End

Any Questions?

