

Listed Buildings

Listed buildings are generally buildings or structures which are considered to be of great importance in terms of architectural or historic interest. When a building is listed, there is greater control on what can be achieved in terms of alterations and extensions to a property and the construction method used; the process is designed to protect significant buildings.

Listed buildings are classified into three grades, the majority of which fall into the Grade II category:

- Grade I - buildings of exceptional interest.
- Grade II* - particularly important buildings of more than special interest.
- Grade II - buildings of special interest, warranting every effort to preserve them.



Whilst any building can be listed, in the rural environment these commonly tend to be traditional farmhouses and associated buildings. Along with legislation in the Town and Country Planning Act 1990, The National Planning Policy Framework (NPPF) provides the current national governmental guidance on planning relating to listed buildings.

Para 129 states that:

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Listed building status may appear as a burden to many people however, in many cases, it can represent an opportunity. This factor is especially relevant in the case of redundant traditional farm buildings. Provided a proposal can be shown to be sympathetic, the fact that the property is listed can be used as a key justification for its conversion as it is a means to ensure its preservation. This fact is supported by Para 132 NPPF.

"When considering the impact of a proposed development on the significance of a

designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

In the case of existing listed residential properties domestic changes are often small scale in nature and have little difficulty in gaining approval.



Of course, many people wish to extend or significantly alter their listed property. In such cases listing should not necessarily be a barrier to extension and conservation officers should take a pragmatic view and permit extensions that either match the existing architectural style or those of a more modern design that reflect the design rationale of the building and its surroundings.

In all cases a high quality of design is of paramount importance.

Significant alterations are unlikely to gain approval if they depart from the character of the building although, in certain cases, where unsympathetic past development can be shown to being remedied relatively major alterations may be allowed.

Without a well thought out design and a robust planning and heritage asset justification proposals relating to listed properties are likely to stand little chance of success. Acorus having both in house design and planning teams experienced in dealing with listed buildings are able to assist with developing your proposals.



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