

Old buildings and their settings are an important part of our local and national heritage. They are limited in numbers, irreplaceable and unusual as historic objects because most are still in everyday use. It is important they are properly cared for and are not subject to inappropriate alterations. The Council seeks to protect listed buildings and manage sympathetic change.

This leaflet has been written for the benefit of listed building owners, agents and anyone interested in the care of listed buildings. It answers some of the most common questions about listed building procedures.

What is a listed building?

Buildings of special architectural or historic interest are listed by the Secretary of State for Culture, Media and Sport and are chosen using criteria that considers architectural interest, historic interest, historical association to people or events, and group value. There are around 1,800 listed buildings entries within Teignbridge (excluding Dartmoor National Park). Listed buildings are also known as designated heritage assets.

All buildings built before 1770 surviving in anything like their original condition are usually listed, as are most that are built between the years 1700-1840 though further selection is necessary. Buildings built after 1840 are less likely to be listed. However, historical association with people or events or group value are important factors that may lead to them being listed.



Devon Square, Newton Abbot (grade II)

There are around 370,000 listed building entries in England. Approximately 92% are grade II buildings; 5.5% are grade II* and 2.5% are grade I.

Grade I buildings are of exceptional interest.

Grade II* particularly important buildings of more than special interest.

Grade II buildings are of special interest.

The listing procedure

Buildings are assessed following a survey, and recommendations made to the Department of Culture, Media and Sport. When a building is listed the owner or occupier is normally notified informally on the day of listing. Formal notice is served later by the Council.

The Council can also serve a *Building Preservation Notice*, which gives the building temporary listing protection while it is being considered for formal listing.

'Spot listing' is a term used when a building is listed in isolation rather than forming part of a survey by the Department of Culture, Media and Sport.

The protection given when a building is listed extends to the whole building, internally and externally, including all elevations, boundary walls and any associated buildings and structures within its curtilage constructed before 1 July 1948. Each individual building/

structure has its own description. The list description is for identification purposes only and may not include all of the important features within the building.

Listed Building Consent

Listed building consent is required if you want to alter or extend a listed building in any way which affects its special character, or to demolish any part of it regardless of its age.

In practice this means that most works require consent. Repairs using matching materials and methods of construction may not.

An application for listed building consent is a free application and applications can be made on-line (www.teignbridge.gov.uk/planningapply) or by post and is likely to take up to 8 weeks for a decision depending on the complexity.

Pre-application discussions are recommended to discuss the works and the detail, together with the drawings and photographs that are required. The National Planning Policy Framework (in particular section 12) are the main documents used to assess the application.

Further guidance is available on:

- Historic Environment Good Practice Advice in Planning (Note 1)
- The Historic Environment in Local Plans (Note 2)
- Managing Significance in Decision-taking in the Historic Environment
- The Setting of Heritage Assets (Note 3)



The Great Barn, Higher Ashton (grade II)

Exterior alterations which affect the character of the building:

- Replacement of roof coverings
- Change of thatching material
- Burglar alarms and satellite dishes
- Insertion of replacement windows, doors or roof lights
- Painting previously unpainted walls
- Alteration or removal of window or door openings
- Removal of chimneys
- Removal of rainwater goods or bargeboards
- Replacing lime render with cement render



Interior alterations which affect the character of the building:

- Removal or alteration of staircases
- Chimney breasts and fireplaces
- Doors and doorways
- Plaster work
- Panelling
- Removal of walls or insertion of new openings
- Consent may be required for other alterations not mentioned above nor mentioned within the list description.

Extensions

New additions such as extensions, porches, conservatories and pergolas are likely to require listed building consent. Some extensions as well as new buildings and outbuildings may require listed building consent and planning permission also.

Alterations within the curtilage of a Listed Building

Listed building consent is needed to alter or demolish buildings, boundary walls or features within the curtilage of a listed building.



You will need to apply for consent to make changes to structures such as railings, garden



Forde House (grade I) and curtilage protected privy, Newton Abbot



walls, gate piers and gates although they do not form part of the main building.

The setting of Listed Buildings

The settings of listed buildings are important in terms of visual appearance and historical context. The Local Planning Authority will have special regard to preserving the building or its setting. The setting of a listed building should always be retained, respected and enhanced wherever possible. This includes avoiding the sub-division of grounds and the careful siting and design of new development.

The NPPF makes it clear that the setting of a heritage asset is the surroundings in which a heritage asset is experienced, the NPPF states that the setting of a heritage asset can contribute to its significance. Views of the heritage asset needs to be considered within any planning application.

Demolition

The Secretary of State would not expect consent to be given for the total or substantial demolition of any listed building without convincing evidence that thorough efforts have been made, without success, to continue its present use, or find compatible alternative uses for the building. The Council would normally expect to see the offer of the unrestricted freehold on the open market at a realistic price.

Unauthorised Works

Unauthorised works to a listed building is an offence under Section 7 of the Planning (Listed Building & Conservation Areas) Act 1990.

A person or persons executing, or causing to be executed, any works of demolition, extension or alteration to a listed building without Listed Building Consent, which would affect its character, shall be guilty of an offence and is liable to imprisonment and/or fine. The Council can enforce that the unauthorised works are restored to its original condition and the building is re-instated even though it may have been carried out some years previously.

Maintenance and Repairs

When carrying out repairs and maintenance it is important to use materials and building repair methods that are appropriate to the historic building. Methods that are appropriate for modern buildings may create difficulties with an historic building. Repairs which match exactly may not require consent. Listed building consent would be required to use new materials or structural reinforcement on an existing feature.



Neglected buildings

The Council or the Secretary of State can serve an Urgent Works Notice on unoccupied or part occupied buildings under Section 54 and 55 of

the Planning (Listed Buildings and Conservation Areas Act 1990) to carry out the works and recover costs from the owner. It may also serve a Repairs Notice under Section 47 and 50 of the same act if it considers repairs are reasonable and necessary for the proper preservation of the building. If after serving the Repairs Notice reasonable steps are not being taken for the proper preservation of the building, it may be compulsory acquired from the owner. Minimum compensation may be paid if the building has been deliberately neglected.

Frequently asked questions

Value Added Tax

Generally repairs and maintenance tend to be standard rating and alterations that require listed building consent attract zero rating; however it is the VAT office not the District Council who would offer further advice on this.

Can I install double glazing?

This would require listed building consent.

Normally double glazing replacing single glazed windows would be out of keeping with the historic building. In some cases it may be possible to install secondary units behind existing windows without harming the character of the building.

How do you have a building listed?

The Conservation Officer can give a view on whether a building may be suitable for listing however the request should be made directly to:

Heritage Protections Operations Dept.
English Heritage
1 Waterhouse Square
138-142 Holborn
LONDON EC1N 2ST

An on-line application may also be made at www.english-heritage.org.uk

Financial Assistance

English Heritage have a number of different grant schemes and should be approached direct and not through the District Council.

Where can I get more information? For further advice and information please contact:

Useful References

Contacts

Design & Heritage Section

Teignbridge District Council
Forde House, Brunel Road
Newton Abbot, Devon
TQ12 4XX
01626 215709
designandheritage@teignbridge.gov.uk
www.teignbridge.gov.uk

www.teignbridge.gov.uk

Further information is available on listed buildings on the Teignbridge website:
www.teignbridge.gov.uk/planningapply

Historic England

29 Queens Square, Bristol, BS1 4ND
0117 9751 308
www.historicengland.org.uk
southwest@historicengland.org.uk

Development Management Section

01626 215709 or planning@teignbridge.gov.uk
www.teignbridge.gov.uk

Images of England

Photographic library and list descriptions of the listed buildings of England.
www.imagesofengland.co.uk

VAT Office

HM Customs and Excise, Renslade House
Bonhay Road, Exeter, EX4 3DA
01392 315999

Heritage Gateway

Local and national historic environment records including list descriptions:
www.heritagegateway.org.uk

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If you would like this information in another format please email info@teignbridge.gov.uk or call 01626 361 101