



Heather Cottage, 17th century

Listed buildings

A basic guide for owners and occupiers

This guide sets out what listing means and how it may affect you as a listed building owner. It is not intended to be a comprehensive summary of all aspects or listed building policy and legislation but it should answer some of the most commonly asked questions.

There is a list of references and useful contacts on the last page.

Introduction

A 'listed building' is a building which is included in the statutory lists of buildings of special architectural or historic interest. There are a wide variety of structures, from country houses and cottages to milestones and village pumps. The lists are compiled by the Department of Culture, Media and Sport (DCMS). English Heritage is responsible for the administration of the listing system. An entry comprises the address of the building, the grade of listing and a brief description of the



White Cottage barn Woodgreen 18th century
4 bay barn with split trunk walling and thatched roof

building to assist identification. The description has no legal significance and should not be treated as a comprehensive or exclusive record of the features which are considered to make a building worthy of listing.

Listed Buildings in the New Forest National Park

At the time of writing there are 621 list entries in the New Forest National Park but additions can be made to the list at any time. In practice this amounts to many more buildings since an entry may include a pair or even a terrace of buildings and many principal buildings have ancillary buildings in their grounds, over which listed building control is exercised. The National Park Authority keeps copies of the statutory lists of buildings for all parishes in the area which are available for inspection. Enquiries about a particular building can be made to the Building Conservation Officer.



Grade II listed telephone box



Castle Malwood Lodge
late 19th century country house



Church of St John, Boldre
listed Grade II*

How buildings are listed

Most buildings have been selected in the course of a national survey of buildings. Each part of the Country has been visited by specialist fieldworkers and the best buildings have been chosen against a set of national criteria. Sometimes individual buildings which have been overlooked during survey are listed. The National Park Authority from time to time, submits buildings for inclusion in the list but in fact anyone can submit a building. Submission of a building may be preceded by the service of a Building Preservation Notice, which effectively lists a building immediately, for a period of up to six months, whilst a decision is made.

The criteria used to select buildings

The main criteria which are applied in deciding whether buildings should be listed are explained on the English Heritage website (address available at the end of this leaflet).

Architectural Interest

Buildings which are of importance to the nation for the interest of their architectural design, decoration and craftsmanship; also important examples of particular building types and construction techniques and significant plan forms.

Historic interest

Buildings which illustrate important aspects of the nation's social, economic, cultural or military history.

Close historical association

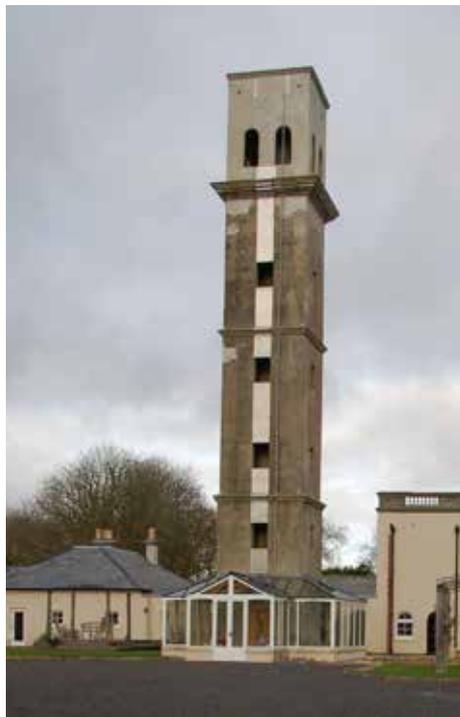
With nationally important people or events.

Group Value

Especially where buildings together comprise an important architectural or historic unity or a fine example of planning (e.g. squares, terraces, model villages etc).

Age and rarity

Age and rarity are important considerations. The older a building is and the fewer the surviving examples of its kind, the more likely it is to have historic importance. Thus, all buildings built before 1700, which survive in anything like their original condition, are listed; and most buildings of about 1700 to 1840 are listed, though some selection is necessary. After about 1840, because of the greatly increased number of buildings erected and the much larger numbers that have survived, greater selection is necessary to identify the best examples of particular building types and only buildings of definite quality and character are listed. For the same reason only selected buildings from the period after 1914 are normally listed. Buildings which are less than ten years old are not listed.



Trial tower c.1880 for ATT Peterson,
early example of concrete construction



◀ Boulton Cottages almshouses c.1864 by W Butterfield

▶ Boulton Cottages the walls and railings listed separately



Grade of listing

The buildings are classified in grades to show their relative importance, although listed building control is applied in the same way to all grades.

Grade I

Buildings of exceptional interest (these represent about 2% of listed buildings)

Grade II*

Particularly important buildings of more than special interest (about 4% of listed buildings)

Grade II

Buildings of special interest which warrant every effort being made to preserve them

The extent of listing

Buildings are listed in their entirety both inside and out, regardless of the grade. There is no such thing as just a listed facade or particular part of a building.

In addition any object or structure fixed to the building, or included within the curtilage of the building but not attached to it may be included in the listing.

Listed building consent

If you wish to demolish, alter or extend a listed building in a way that affects its character, you will need to apply for 'listed building consent' from the National Park Authority. This will be in addition to any planning permission or Buildings Regulations approval you may need, although in most cases it is best that applications are considered together.

Each listed building has its own special characteristics which should be respected when proposals for alteration are put forward. Further guidance can be found in leaflets – Listed Building Exteriors and Interiors.

Application forms are available from the National Park or can be downloaded from the website. Information on how to complete the application forms and the additional information, drawings and photographs, required is also provided with the forms. There is no fee for a listed building consent application.

It is a criminal offence to demolish, alter or extend a listed building, in a way which would affect its character or appearance, without obtaining listed building consent.

You will also need to submit a Heritage Statement for all applications for Listed Building consent and with applications for planning permission which affect a listed building.



18th century cottages Bucklers Hard



Breamore bridge, mill and millhouse 19th century



Old Thatch 18th century cottage



Venard's House, North Gorley
17th century house

Maintenance of a listed building

In all cases repair and maintenance will need to be carried out with materials which are appropriate for a traditional building. The Building Conservation Officer can offer advice.

Most owners and occupiers recognise that listed buildings are part of our heritage and are pleased and proud to maintain their properties. If a listed building falls into disrepair however, the Authority can require that the owner carries out specified necessary repairs. If these are not carried out within a reasonable time, the Authority can begin compulsory purchase proceedings. If a listed building is unoccupied, the Authority can, after notifying the owner, carry out emergency works to make the building weatherproof, structurally safe, or to prevent vandalism or theft. The cost of the works can then be recovered from the owner.

Buying a listed building

The Authority receives many enquiries from prospective purchasers of listed buildings.

Questions frequently arise in relation to works which have been identified through a survey or valuation report. It is important that anyone carrying out an inspection of or specifying works to a listed building has appropriate historic building expertise. This is essential to ensure that inappropriate modern treatments are not used which lead to damage to the fabric. In addition, inappropriate treatments may result in unnecessary expense. It is important to consider carefully whether a building will provide you with the accommodation you want and whether you will be able to use the building as you wish. It should not be assumed that an application for listed building consent or planning permission will be successful. The Authority can offer informal pre-application advice on repair and works of alteration prior to purchase.

Choosing architects, engineers and builders

If you intend to carry out work to your listed building you may need to seek the professional expertise of a surveyor, architect, engineer or builder. It is important that they have the appropriate historic building expertise. Ask about their qualifications and experience in this specialist field and also to see some examples of work carried out by them.

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Further Information

Click on the website
address for link



References

National Planning Policy Framework

by **Department for
Communities and Local
Government**

Department for Communities and Local Government
contactus@communities.gov.uk
www.communities.gov.uk

English Heritage
0207 973 3000
www.english-heritage.org.uk

Hampshire County Records Office
01962 846154
www.hants.gov.uk/archives
www3.hants.gov.uk/landscape-and-heritage/historic-environment/historic-buildings-register.htm

Ancient Monuments Society
0207 236 3934
office@ancientmonumentsociety.co.uk
www.ancientmonumentsociety.org.uk

Society for the Protection of Ancient Buildings
0207 377 1644
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If you require
further information
about any of the
issues raised in this
leaflet or any other
building conservation
matters, please
contact the
Building Conservation
Officer at



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New Forest District Council

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