

CONSERVATION

Listed Buildings



St Edmundsbury
BOROUGH COUNCIL

LISTED BUILDINGS

- Why and how are buildings listed?
- How do I find out if a building is listed?
- What does listing cover?
- What is a 'list description'?
- What is listed building consent?
- Advice and contact details

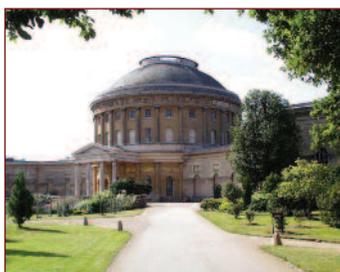
What is a listed building?

A listed building is one which is included on a list put together by English Heritage. The borough council holds the list for St Edmundsbury.

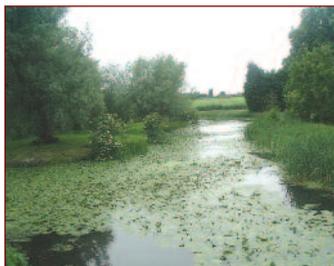
A listed building is defined as 'a building of special architectural or historic interest' and can be anything from a stately home to a telephone box. There are approximately 3200 listed buildings in St Edmundsbury, of which a third are in Bury St Edmunds.

There are three grades of listing. Grade I and II* listed buildings are those considered to be of outstanding architectural or historic interest and of national importance. In St Edmundsbury, there are almost 100 Grade I listed buildings, including the abbey ruins and the West Front, Ickworth House, many churches and some private houses. There are 160 II* listed buildings in the district, including the wind and water mills in Pakenham and Clare castle. Together, Grade I and II* buildings make up almost 8% of the borough's stock of listed buildings, compared to a national average of 6%. This highlights the quality and importance of the historic buildings within St Edmundsbury.

Grade II listed buildings are those of special interest which warrant every effort to preserve them. This group makes up 92% of all the area's listed buildings and makes our towns and villages what they are today. It includes hundreds of familiar houses, cottages and farm buildings, Haverhill Town Hall and Northgate Railway Station in Bury St Edmunds.



Ickworth House



View of Pakenham Windmill from Pakenham Watermill

Why and how are buildings listed?

Buildings are selected for listing because of their architectural or historic interest. Some are listed because of their connection with an important person. Modern buildings may be listed if they show an early or innovative use of a material, such as the first pre-cast concrete structures, or because they are the best examples of the work of an eminent architect.

The older the building, the more likely it is to be listed. As a general guide, all buildings built before 1700 which survive in anything like their original condition are listed, as are most buildings built between 1700 and 1840. After that date, the criteria are tighter and buildings must be of exceptional architectural or historic interest to be listed.

Buildings can also be de-listed, that is, removed from the list. There are, however, only two circumstances where this will be considered. One is where the person applying to de-list a building can show that the reason for listing is incorrect. For example, a building may be listed as a 16th century timber framed house, whereas it is actually a 19th century brick building. Alternatively, someone applying to de-list a building could show that the building's special interest, which it possessed at the time of listing, has now gone. Caution should be exercised here, as alterations may have taken place without listed building consent (see below) which could leave the owner open to prosecution.

The listing system is administered by English Heritage on behalf of the Secretary of State for Culture, Media and Sport. Anyone can apply to have a building listed, and further details of how to do this are available on request or can be found in the conservation pages of the borough council's website www.stedmundsbury.gov.uk

How do I find out if a building is listed?

You can look at the list for St Edmundsbury at the borough council offices in Western Way, Bury St Edmunds. You should be careful when you are looking for a building in the list because:

- some of the lists are many years old and the names of properties have changed
- buildings are listed by parish, which is not always the same as the postal address of the property
- the list does not include curtilage listed properties (see 'what does listing cover?', below)

You can also contact the conservation team on 01284 757356 or 757339, or the planning helpdesk on 01284 757675, to check if a building is listed or you can e-mail conservation@stedsbc.gov.uk or planning.helpdesk@stedsbc.gov.uk with details of the property.

What does listing cover?

Regardless of the grade of listing, the degree of protection is the same for every listed building. The whole building, including every elevation and the interior, is protected. In addition, any building or structure which belonged with the main building when it was listed, and which was built before 1 July 1948, is also included in the designation. Structures which fall into this category are known as 'curtilage listed' and can include outbuildings and boundary structures.

Sometimes curtilage listed buildings are sold to a different owner after the main building is listed. This often happens with farm buildings which can become offices or houses when they are no longer needed for agricultural use. Even though their use and ownership has changed since the main building – the farmhouse - was listed, they will still remain as curtilage listed because of their historic connection with the main building.

Extensions to listed buildings are also included in the listing.

Structures put up after 1 July 1948, such as a new garage, are not included in the listing.

What is the list description?

When a building is listed it is included on a list of listed buildings. Each entry includes certain information to help identify each building and is divided into two parts. Part one includes the name and address of the building, its parish, listed building reference number, the grade of listing, the date the building was first listed (in some entries) and whether it has value as part of a group with other listed buildings.

Part two is called the 'list description'. There is a widely-held belief that this tells you everything which is protected by listing. **This is incorrect.** The description has no legal significance and its main purpose is to help identify the building. Many are just a brief description of the front elevation of the listed building. It is not a comprehensive record of all the features which make the building worthy of listing. Absence from the list of any reference to a feature does not, therefore, indicate that it is not of interest or that it can be removed or altered without consent.

What is listed building consent?

You will need to get listed building consent before you carry out any works which affect the special architectural or historic interest of a listed building. Gaining this consent is similar to obtaining planning permission. The works which need consent will vary depending on the type of building, so it is not possible to provide a comprehensive list of everything which needs listed building consent.

However some typical examples of work which would need consent are:

- replacing windows and doors, even on a like-for-like basis;
- replacing or carrying out extensive repairs to a timber frame;
- forming new openings or blocking existing openings;
- replacing or removing a staircase;
- rebuilding or removing a chimney;
- any extensions, including dormer windows and conservatories; and
- demolition

Some things can be done without listed building consent. This includes minor, small scale repairs which use matching materials and traditional techniques. Replacing bathroom fittings and kitchen units does not usually need consent as long as the work does not involve altering the fabric of the building. However you should always check with the conservation team whether you will need consent before you carry out any works on a listed building.

Applications for listed building consent usually take between six and 12 weeks to deal with and are often granted with conditions which ask for further information to be sent in for approval before work begins. Carrying out work without consent is an offence and can result in a fine, imprisonment, or both, so you should make sure you allow adequate time to get permission and satisfy the conditions before starting work.

There are proposals in the Heritage White Paper published in March 2007 to merge listed building consent and scheduled monument consent into a single permission called Heritage Asset Consent. There are no proposals to alter the process for applying for consent.

Advice and contact details

The council's conservation officers are happy to discuss your ideas with you before you make an application for listed building consent. They can also provide advice about repairs, appropriate building materials and details of contractors who specialise in historic building work.

Several other free information leaflets are available giving detailed advice about different aspects of historic buildings. These include damp, windows, maintenance and colours and finishes.

Please contact:

The Conservation Team
Planning and Economic Development Services
St Edmundsbury Borough Council
Western Way
Bury St Edmunds
IP33 3YU

Tel: 01284 757356 or 757339
E-mail: conservation@stedsbcc.gov.uk

or

Planning helpdesk at the above address

Tel: 01284 757675
E mail: planning.helpdesk@stedsbcc.gov.uk

Useful websites

English Heritage www.english-heritage.org.uk
(includes access to the National Monuments Record and the Images of England website)
Institute of Historic Building Conservation www.ihbc.org.uk
Building Conservation Directory www.buildingconservation.com
HELM www.helm.org.uk
Ancient Monuments Society www.ancientmonumentsociety.org.uk
Council for British Archaeology www.britarch.ac.uk
Friends of Friendless Churches www.friendsoffriendlesschurches.org.uk
Society for the Protection of Ancient Buildings www.spab.org.uk
Victorian Society www.victorian-society.org.uk
Twentieth Century Society www.c20society.org.uk
Georgian Group www.georgiangroup.org.uk

