

Listed Buildings

PROJECT MANAGEMENT | BUILDING SURVEYS

A building or structure officially recognised as being of historical, architectural or national importance, which is legally protected from unauthorised alterations, repairs or demolition.



Grade I Listed: The Tower of London

WHAT IS A LISTED BUILDING?

Listings can be applied to all types of building or structure, from domestic dwellings to Palaces. A Listing results in the entire structure, including any later additions being protected under the Planning (Listed Buildings and Conservation Areas) Act 1990.

This protection requires Listed Building Consent to be sought to undertake relevant works or repairs to the given property, with levels of restriction generally differing according to the grade of Listing applied:

Grade II (“Two”):

A building or structure of special interest.

E.g. *The Hop Exchange, London*



Grade II* (“Two Star”):

A building or structure of ‘more than special interest’ architecturally, historically, or nationally.

E.g. *The Royal Albert Hall*



Grade I (“One”):

Of exceptional historical and national importance.

E.g. *The Tower of London (picture above)*

CURTILAGE

Curtilage is a term for an area of land surrounding a Listed Building within which other buildings or structures may be found which are protected under the Listing, e.g. barns, out-houses, boundary walls, fences and gates.

Listed Building Consent may be required for works to such elements as a result of falling within a Listed Building’s curtilage.

RISKS AND PITFALLS

If it is found that works have been carried out to a Listed Building without the relevant permissions being granted, the building owner may be liable for damages under the Planning Act 1990, with the potential for criminal prosecution and imprisonment.

The *Crooked House Pub* is a recent example where the building owners acted without permission (through demolition) and were ultimately prosecuted and forced to rebuild brick by brick.

It is therefore vital to check the Historic England Website to check whether a property is Listed prior to the commencement of any works.
<https://historicengland.org.uk/listing/the-list>