

Who should read this leaflet?

This leaflet is written for owners and occupiers of listed buildings and for people who are considering buying a listed building. It will also be of interest to estate agents, solicitors, surveyors, architects and, indeed, any professional person who deals at some time with listed buildings. Its purpose is to outline briefly the responsibilities of owning a listed building and to provide some guidance on alterations which may require 'Listed Building Consent' from the Council.

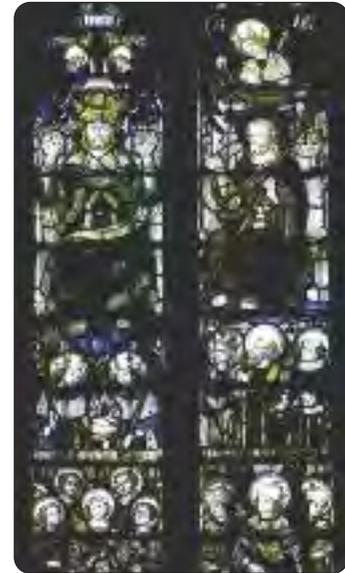


What requires Listed Building Consent?

Buildings are listed for their special architectural or historical character and are graded I, II* or II. All listed buildings are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990 and the listing covers both the interior and exterior of the building and also any structure within its curtilage dating from before 1st July 1948. Listed Building Consent (which has no fee) is required for any alterations which will affect the special character of the listed building, and the Council will not grant consent if it is considered that the proposed work will adversely affect that character.

The importance of internal features

Listing includes not only the main external features, such as the walls and roof, but also the internal features which are fixed to the building and contribute to the building's historic character. For example, fireplaces,



fitted cupboards, panelling, staircases and plasterwork are all protected, and Listed Building Consent must be sought before altering or removing these items. Some owners believe that the list description available in the Statutory List contains all of

the 'listed' features, but these descriptions are for identification purposes only. Owners or occupiers are advised to contact the Council's Conservation Officer before carrying out any internal works.



Extensions to listed buildings

Listed buildings are interesting because they show how the design and layout of buildings has changed over the years.



Extensions to such buildings must take their original plan form, scale and use of materials into account, and should be carefully designed so as not to dominate the original structure. However, there will always be some

historic buildings where any extension would be considered damaging and, therefore, unacceptable. Also, many listed buildings have already been substantially extended in the past, and the Council may decide that further additions would damage the character of the original building and that consent should not be given. Potential purchasers of listed buildings are, therefore, advised to consider the suitability of the existing building for their purposes before they buy it, or, alternatively, submit an application for their required alterations before they purchase, to avoid disappointment if their proposals are rejected.



Repairs to listed buildings

Repairs to listed buildings using traditional materials and building techniques on a 'like-for-like' basis will not usually require listed building consent, but it is always advisable to check with the Council before commencing work. You may be required to submit a detailed specification for



the repairs even if consent is not later required, but if an application is asked for, you are advised to appoint a professionally qualified person to prepare the necessary drawings and to supervise the works on site.



Further advice can be obtained from the Council about suitable repair techniques.

What work requires Listed Building Consent?

The type of work which normally requires listed building consent includes:

- Extensions and demolitions.
- Repairs not carried out in matching materials (e.g. changing from a handmade clay tile to a machine-made tile).
- Sand-blasting stonework, brickwork and timbers (internal and external).
- Exposing timbers and brickwork previously hidden beneath plaster or limewash.
- Stripping out internal plasterwork (where it is not being replaced as original).
- Removal or alteration to internal features such as doors, cupboards, panelling and fireplaces.
- Changes to the plan form of internal rooms (e.g. blocking-up door openings, removing partitions or staircases).
- Timber treatment where this involves destructive techniques such as sand-blasting.
- New pipework/plumbing (where this has an impact on the listed building).
- Replacement windows including double glazing.
- Insertion of suspended ceilings or removal of existing ceilings.
- Fitting of new ovens/stoves which require flues.
- Painting of previously unpainted surfaces such as brick or stone.
- Painting of external stucco, render, or timber where this will have a visual impact.

This list is by no means comprehensive and is intended for guidance only. If you are in any doubt as to whether you need Listed Building Consent, please contact the Conservation Officer before you start the work. Don't forget that it is a criminal offence to alter a listed building without first obtaining listed building consent and the owner, his or her agent, and the builder can all be held responsible. Ignorance of the law is no defence and new owners should be told by their solicitor at the time of purchase that the building is listed, as this information will show up on the solicitor's searches.

Copies of the Statutory List are also held by the Council and are available for inspection (or can be viewed on the Council's website, www.sthelens.gov.uk). Compliance with Building Regulations does not mean that the work is acceptable from a listed building point of view and a separate application for Listed Building Consent may be needed. For further information on Building Regulations, contact the Council's Building Control Section on (01744) 676240.

If you have any queries relating to listed buildings, please contact:

Conservation Officer
St.Helens Council
Development Plans
Town Hall, Victoria Square, St.Helens
Merseyside WA10 1HP
Tel: (01744) 671687
Email: planningpolicy@sthelens.gov.uk

An additional leaflet 'Listed Buildings: General Information' is also available.



St.Helens Council offers a translation and interpretation service covering foreign languages, British Sign Language, Braille and audio tape.

For a translation of any St.Helens Council publication, please provide your name and address and the name of the language you require to the Contact Centre, quoting the title and/or reference number of the document.



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Listed Buildings

A Guide to Alterations and Repairs

