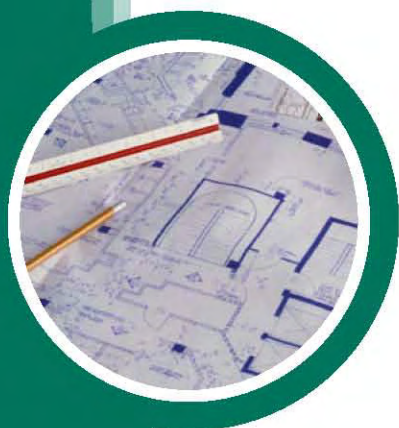


LISTED BUILDING CONSENT: A GUIDE FOR APPLICANTS



This is a guide for owners of listed buildings who wish to apply for Listed Building Consent.

What is a Listed Building?

This is a building which is considered to have special architectural or historical interest. The building is registered on a 'List' compiled by CADW, who are part of the Welsh Assembly government, for each community in Wales. All buildings on the List are considered important to our built heritage and need to be protected for future generations. You can view the list of listed buildings in Gwynedd Local Planning Authority Area on the website.

There are three grades of listing:

Grade 1: these are buildings of 'exceptional' interest and considered to be of national or international importance. Many of these are medieval, such as castles and churches. Gwynedd has approximately 36 (1.5% of the total listed buildings).

Grade 2*: these are buildings of 'more than special interest'. These include, for example, churches, chapels and important secular buildings such as manors, large country houses or estates, but can also include small dwellings with a strong historical connection to the area. There are roughly 120 in Gwynedd (4% of the stock)

Grade 2: the majority of listed buildings fall into this category, there are about 2275 in Gwynedd (94% of the stock). These are buildings of 'special interest', which may be architectural, historical or economic in nature. Grade 2 buildings are of local importance.

Irrespective of the grade all listed buildings enjoy the same level of protection in law!

Listing is not meant to fossilise a building, all buildings evolve over time. It is a measure whereby the building's special qualities are managed properly without losing the essential characteristics which made it important. This is crucial when changes are being considered, such as alterations or extensions. Change can be accommodated if the special character of the building is respected.

Which parts of the building does 'listing' cover?

If a building is 'listed', irrespective of the Grade, **the whole of the building is listed – exterior and interior.** There is no such thing as partial listing, for example, *only the outside/only the oldest part/only the front.*

In terms of the definition, listing includes:

- **The whole building, exterior and interior.**
- **Objects or structures fixed to the building.**
- **Detached objects such as outbuildings, walls and gates which are within the curtilage of the building if they have formed part of the land since before 1st.July 1948. Some freestanding structures may be listed in their own right.**

Listed Building Consent

Listing is a vital tool in protecting buildings of special architectural and historic interest. Listed Building Consent (LBC) is necessary for most works to listed buildings, including demolition, alterations and extensions.

Any work affecting the character of the building will require LBC.

Works which require LBC include the following:

Extensions

- All forms of extension including porches, conservatories, dormer windows etc.

Demolition

- Of any part of a Listed Building
- Of any object or structure within the curtilage of a Listed Building

Fixtures

Attaching any of the items on the list below, for example, may require LBC:

- Satellite dishes
- Shutters
- Burglar alarm boxes
- External meter boxes
- Roof lights
- Fire escapes
- Name plates
- Exterior lights
- PIR detectors
- Signs and advertisements
- New soil and vent pipes
- Mail boxes

The above is not exhaustive; do check before attaching any object!

External Decoration

- Rendering or cladding any part of the building
- Changing paint colour
- Using non traditional finishes such as wood stain
- Painting previously unpainted surfaces
- Using textured exterior coatings

Repair and Maintenance work

LBC is not generally required for repairs to Listed Buildings **as long as the repair or replacement is identical in every respect including style, material and finish.** However, the requirement of LBC (or not) for repair and maintenance works must be assessed on a case by case basis.

The following are likely to require LBC:

- Cleaning the exterior by mechanical means using abrasive or high pressure systems
- Changing the roof covering and replacing slates with clay tiles or artificial slate, or even replacing slate with a different size, colour or style of slate
- Re-rendering with cement-based render rather than lime-based render
- Re-pointing with a different style, mix or colour of pointing
- Changing cast iron gutters and down pipes to plastic
- Replacement windows and doors that are not exact replicas of the original

Again, advice should be sought from the Council before starting work.

Interiors

Any interior work likely to affect or alter the character of the building will need LBC. Examples can include the following:

- Removal of fireplaces
- Internal partitioning and room division
- Staircases
- Doors
- Plaster mouldings etc.
- Decorative timber mouldings, panelling

Applying for Listed Building consent?

- The details required to be submitted with the application are listed in the Council's 'Protocol on information to be submitted with applications.'

- There is no fee for submitting this type of application.
- It is advised that you use the planning service's Pre-Application Advice service prior to submission of your application. (see Guidance Note – Gwynedd Pre-Application advise service).
- The Council, with most application for listed building consent, will have to consult with CADW prior to granting listed building consent.
- There is an opportunity to appeal if listed building consent is refused or if you are not satisfied with planning conditions attached to a listed building consent. The appeal is to the Planning Inspectorate of the Welsh Assembly Government.

Other Consents

Your Proposals may also require planning permission and or building regulation approval. Building regulations matters are dealt with by the Gwynedd Consultancy Department.

What happens if works are undertaken to a Listed Building without consent?

It is a **CRIMINAL OFFENSE** to undertake works to a listed building which affects the character of the building, without having obtained the necessary consent. The Council as Local Planning Authority has the powers in such cases to prosecute against offenders in the Magistrates Court.