

## **Listed Buildings – recognise them, handle them !**

Where you intend to demolish, alter or extend a building it will be worthwhile enquiring whether the building is listed.

Listing was introduced back in 1947 but is now controlled under the Planning (Listed Buildings and Conservation Areas) Act 1990.

Ever wondered why when reading estate agency marketing information, some properties are listed as Grade I or Grade II? Read on ....Listing falls into three categories:

- Grade I – for buildings of exceptional interest
- Grade II\* – for particular important buildings of more than special interest and
- Grade II – for buildings of special interest.

The main principles of selection include: architectural interest, historic interest, close historical association.

Although listed status does not preclude future development, proposals for works to listed buildings are scrutinised and have to be justified. Issues under consideration include: the buildings importance, its grade, its physical features, its setting in a wider context; how any proposed works will benefit the local community.

If the building is listed and you choose to demolish, alter, extend a listed building without obtained building consent there are two heads to note:

1. A local planning authority can issue a listed building enforcement notice requiring the building to be put back to its former state, failing which other works might be
2. It is a Criminal Offence and the penalty can range from imprisonment to a fine!

### **For further information please contact:**

Simon Levi: [sl@hpwsolicitors.co.uk](mailto:sl@hpwsolicitors.co.uk) or Telephone: 0208 735 9788

© Hubbard Pegman & Whitney LLP