

## Listed Buildings Advisory Leaflet



Listed Buildings are those statutorily defined as "of special architectural or historic interest". Such buildings are protected to record the best of the built heritage.

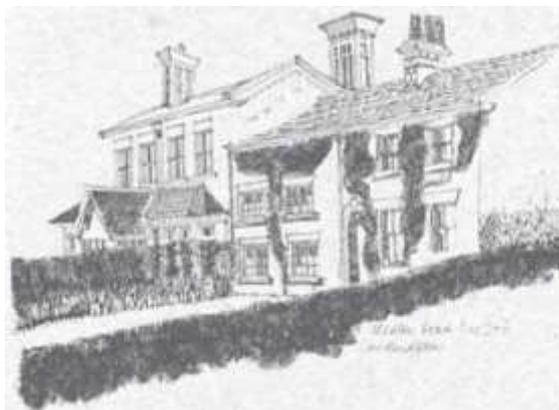
There are over 800 Listed Buildings within the Sefton boundary. The purpose of this guidance note is to outline to owners/occupiers and those with a general interest in such buildings the implications of listed status.

### How are buildings listed?

The Secretary of State at the Department of Culture, Media and Sport is responsible for compiling the list, following guidance from his advisors, Historic England.

Alternatively, individuals or amenity societies may bring particular buildings to the attention of the Secretary of State, which may be listed, if they are considered to be of merit.

There is a rolling programme which surveys buildings of architectural and historic interest by professional field workers.



### Which buildings are listed?

Very broad criteria are used to assess particular buildings for inclusion on the list, but the following can be considered a useful frame of reference:-

1. All buildings built before 1700 which survive in anything like their original condition.
2. Most buildings of 1700 to 1840, though selection is necessary.
3. Between 1840 and 1914, only those buildings of definite quality and character are likely to be listed. The selection is designed to include the principal works of noted architects.
4. After 1914 a more selective approach is taken.
5. Outstanding buildings under 30 years old.
6. Buildings under 10 years old are only listed under exceptional circumstances.

In choosing buildings, particular attention is paid to:-

1. Special value within certain building types, either for architectural or planning reasons illustrating social and economic history, or technological innovation or virtuosity.
2. Historical association with well-known characters or events.
3. Group value, as in examples of town planning.

Within Sefton, there is a wide diversity of listed buildings, ranging from those relating to medieval settlement patterns to large country houses in landscaped gardens. The list includes churches,

industrial buildings, seaside shelters, terraced housing, walls, verandahs, schools, pubs, telephone boxes, stocks and monuments.

### **Grading of Listed Buildings**

Buildings are classified in grades I, II\* and II to show their relative importance. This does not mean that a Grade I building is more 'preservable' than a Grade II, as the gradings were originally intended for grant purposes. All listed buildings are of special architectural or historic interest and every effort should be made to preserve them.



### **How far does the listing extend?**

Buildings are listed in their entirety. The whole of the building is protected by the listing, including interiors as well as exteriors. There is no such thing as just a listed facade or interior. The description in the list is intended primarily for identification purposes only. It does not provide a comprehensive or exclusive record of all features of importance.

In addition, any architectural feature or structure fixed to a listed building or a pre-1948 building, feature or structure within the grounds of the building (even if not fixed to the building) will be covered by the listing. These features, similarly, cannot be altered, demolished, removed or extended without authorisation from the local authority in the form of Listed Building Consent.

### **Implications of Listed Status**

A listed building may not be demolished, extended or altered, internally or externally, in any way that affects its character as a building of special architectural or historic interest, without first having been granted 'Listed Building Consent'.

This requirement may extend to even such 'minor' operations such as the changing of

glazing bars or the painting of the exterior if this would affect its character.

Applications for 'Listed Building Consent' should be made to the Local Planning Authority. Applications for Listed Building Consent will be advertised in the press as part of a wide ranging public consultation process.

Authorisation to carry out such works will only be granted where there is no detrimental impact on its character or appearance as a building of special architectural or historic interest. The advice of the Planning Director should always be sought when contemplating works of repair, alteration, extension or demolition.

The fact that a building is listed does not necessarily mean that it must remain unaltered indefinitely. As a broad principle, however, alterations should be kept to a minimum and there is a general presumption in favour of preserving all listed buildings. Changes of use of a listed building may only be implemented where there will not be a negative impact on the architectural or historical value of the building.

All works, whether repairs or alterations, should be carried out in a correct manner, in accordance with the period, style and detailing of the building. Works to listed buildings require a very high standard of craftsmanship and professional skill. Consequently, the appointment of a qualified architect and other specialists is essential. Initial advice may be obtained from the Council's Conservation Officer, located in Planning Services.



## UNAUTHORISED WORKS

It is a criminal offence to demolish, alter or extend a listed building without first obtaining Listed Building Consent. Unauthorised works can lead to the prosecution of the owner and the person carrying out the works. The penalties for this can be severe, usually in the form of a heavy fine, or even imprisonment. Where such enforcement action is taken, the building will also need to be restored to its original state.

### Powers to Ensure Maintenance

The Council has powers to serve a repairs notice or urgent works notice on an owner if a listed building becomes dilapidated. These notices are used only as a last resort, to ensure preservation of the building prior to restoration and can require necessary works to ensure that the building is structurally sound and protected against weather penetration. In all cases, repairs must be carried out with suitable materials. Failure to respond to a repairs notice can lead to the Council compulsorily purchasing the property in order to secure preservation.

### Listed Building Policy

Government policies which underpin how works affecting listed buildings are judged are incorporated within the National Planning Policy Framework (NPPF). Supporting guidance is available from Historic England on their website <https://historicengland.org.uk> Local policies are contained within Sefton's Local Plan. Policies seek to restrict unjustified harmful works, and encourage enhancements as appropriate.

### Finance

In certain cases, grant assistance may be available from either the Council or Historic England towards the repair of listed buildings. Initial enquiries should be to the Council's Conservation Officer at the address given below.

### Further Information

Planning Staff will be pleased to advise on any work involving proposed alterations, repairs, extensions.

In the first instance, please contact the Conservation Officer:-

Telephone: 0345 140 0845 (Option 4)

Or write to:

Planning Services  
Sefton Council  
30 Trinity Road  
Bootle L20 3NJ

Email: [planning.department@sefton.gov.uk](mailto:planning.department@sefton.gov.uk)

Internet: [sefton.gov.uk/listed-buildings](http://sefton.gov.uk/listed-buildings)

