

# Listed Buildings – Myths, Repairs & Alterations



# Contents

- What is a listed building?
- Common Myths
- Repair and Maintenance - what can be completed without the need for LBC and how to maintain your property
- When is repair an alteration?
- A summary of considerations for energy efficiency upgrading

# What is a Listed Building

A listed building has been identified as being of special architectural or historic interest. It is included on a national register of such buildings, compiled by Historic England under the Planning (Listed Buildings and Conservation Areas) Act 1990.

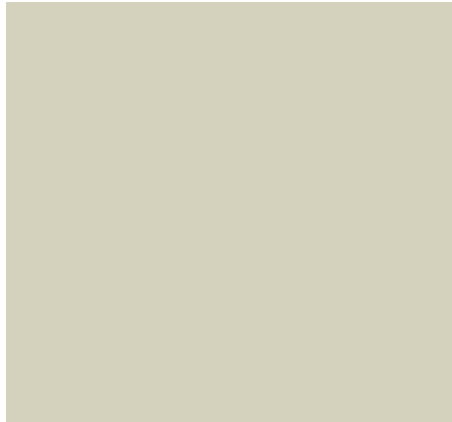


# Grades

Grade II special interest over 90% of all listed buildings are in this grade

Grade II\* more than special interest  
5.8% of listed buildings

Grade I Exceptional interest 2.5% of listed buildings



# How is special interest decided?

- Age and rarity
- Architectural interest
- Historic interest
- 
- Historical association
- 
- Group value



stroud



# Common Myths

Does listed status apply to the whole building?

Yes - when a building is listed it refers to the whole building (interior and exterior) and any object/ structure which is within its curtilage.

Any object or structure fixed to the building inside or out.

Any object or structure which sits on the plot and has done so since before 1 July 1948.



# Common Myths

## The Listing Description

- The National Heritage List entry includes the list entry number, date the building was listed and information about its location.
- The list entry also includes a description of each building, which may refer to some, but not all, important features of an historic building. Every part of a building is listed, including the interior and potentially any later alterations or additions unless specifically excluded in the listing.
- Even if a feature (internal or external) isn't included in the description, it doesn't mean that it's not of interest, and it's still part of the listed building.

# Common Myths

**Grade II listed buildings are easier to modify than Grade I**

It's a common myth that the 'Grade' has a bearing on how 'special' or 'significant' it is. Legally speaking there is no difference between Grade I, Grade II or Grade II\*. This means that every listed building has national importance and non are more important that any of the others.





The works were done more than 5 or 10 years ago, the Council Planners can't do anything now.

I Am Buying A Listed Building That Has Unauthorised Works To It, Am I Going To Be Prosecuted?

I don't own it, I'm just the [e.g. agent/ architect/surveyor], so I couldn't be prosecuted.

Nothing will happen if I don't get the correct consent

## Common Myths

# Common Myths

## **It's only old buildings that are listed**

- Whilst the vast majority of listed buildings in the UK were built before the 19th century it is certainly possible for more recently built properties and structures can gain listed status if they are of significant national interest or perhaps has an association with an event or person.
- It's possible for anyone to contact Historic England to request that a building is given listed status.

# Common Myths

Example of listed building: China Wharf  
(1983)



# Common Myths

Example of listed building: National Gallery  
-Sainsbury wing (1991)



# Common Myths

Once Listed, A Building Can  
Never Be De-listed

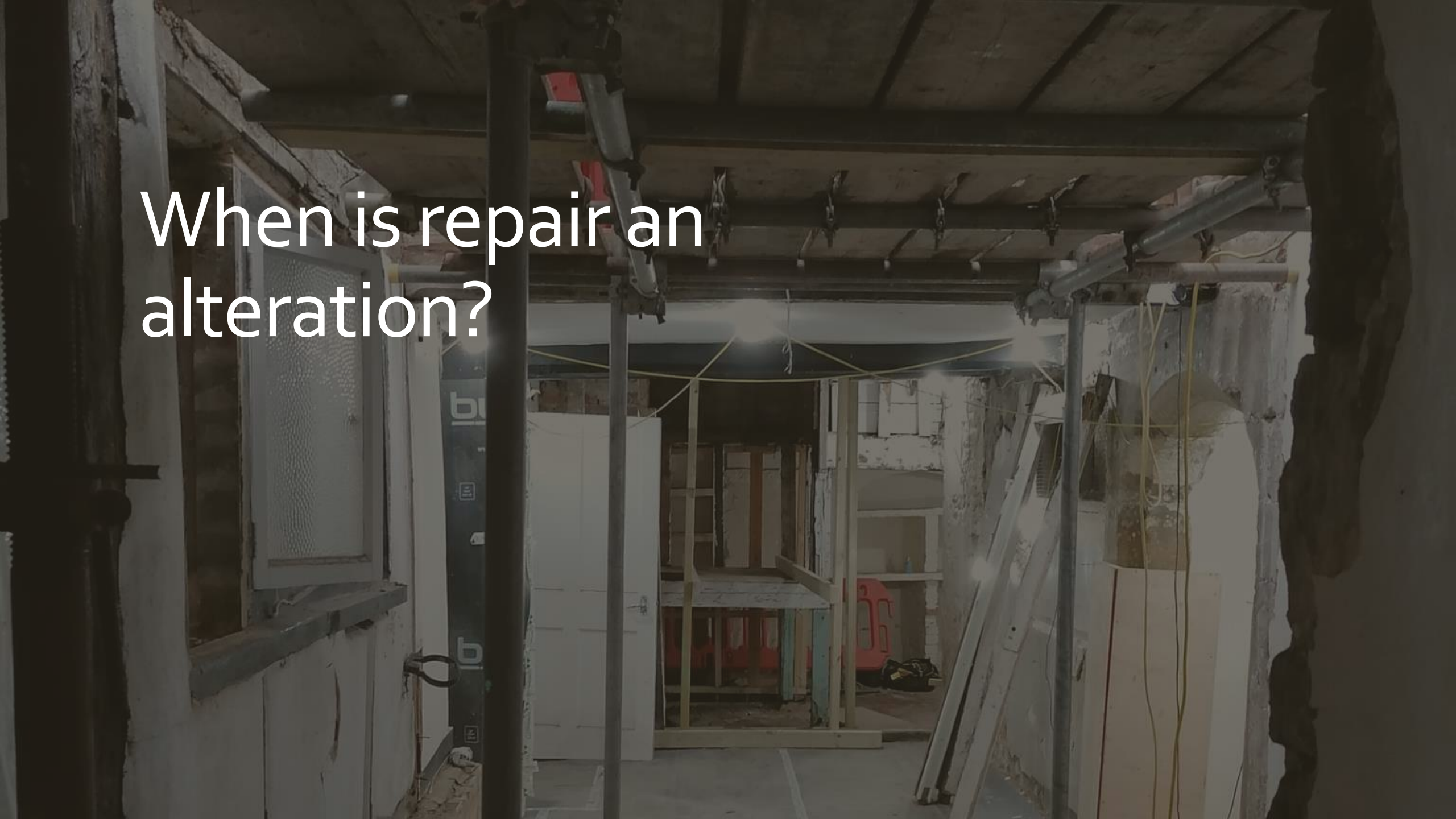


## Works that don't require consent

- Regular maintenance
- 'like for like' repairs
- Repainting or redecoration
- Replacement of kitchen fittings in a like for like location.
- Internal painting and decorating
- External painting in the same colour.
- Re-wiring or plumbing following existing routes
- Installing new bathroom in the same location
- Addition of secondary glazing or draught proofing

**If in doubt ASK your local authority conservation officer**

When is repair an alteration?



# Alterations to Listed Buildings

Listed Building Consent will be required for:

Alterations (including partial demolition) and extensions;

Demolition;

Repairs to the historic fabric that do match the existing exactly;

Repairs on a like for like basis that require extensive removal of historic fabric.



# Maintenance

Maintenance can be defined as “routine work necessary to keep the fabric of a place in good order” (Conservation Principles 2008).



# Maintenance Checklist

Inspection cycles and common maintenance actions				
Element	Frequency			Possible action during inspection and other comments
	6 months	12 months	5 years	
Gutters & downpipes				Remove debris and ensure water can flow freely; Check for cracks in cast ironwork
Valley gutters				Remove debris and check for wear or punctures in the lead lining Check overflows; Check stability timber below
Parapet gutters				Remove debris and check for wear or <u>punctures</u> ; check overflow
Roof coverings				Remove any debris and plant growths; check for slipped slate/tiles
Below ground drainage				Check drainage and ensure that water is being taken clear of the building
External paintwork				Check for cracking or flaking paint, especially on south-facing and exposed elevations; re-paint normally every five years.
Sub-floor vents				Keep vents clear of debris and flaking paint or <u>rust</u> ; Check ground levels
Limewash/painted masonry surfaces				Check for flaking or blistering - this may indicate increased moisture levels in fabric especially at ground level
Flat roofs				Remove debris and plant growth; clear any rainwater outlets
Flashings/secret gutters				Check pointing and mastic work to the flashing; repair slipped or damaged metal elements; check for punctures to lead
Windows & Doors				Check for areas of soft timber; check putty; check paint finish; check for distortion; oil hinges
Rooflights/cupolas				Remove debris and plant growths; clean glass
Parapets				Assess the condition of pointing and check for signs of movement/loose masonry
Chimneys (viewed from ground)				Assess condition of pointing and security of the chimney pots
Exposed masonry features				Check condition of pointing, especially thin ashlar joints
Masonry and pointing				Check for loss or damage to pointing, flaking stone, erosion or efflorescence
Vegetation				Check that vegetation is not <u>close up</u> against walls and that roots not choking drainage roots
Chimneys (close inspection)				Remove plant <u>growth</u> ; check soundness of masonry and security of chimney pots
High-level timber, bargeboards and finials				Check for timber decay and condition of paintwork; check integrity of fastenings with the roof timbers
Wall Render				Check for areas of failure by surface tapping & visual observation
Ground levels				Make sure that garden or landscaping materials below any DPC/ not accumulating against walls

# Emergency Work

Emergency work can be carried out to a listed building without prior consent providing you can subsequently prove all of the following:

That the works were urgently necessary in the interest of safety or health, or for the preservation of the building

It wasn't practical to secure or preserve the building by works of repair or temporary support or shelter

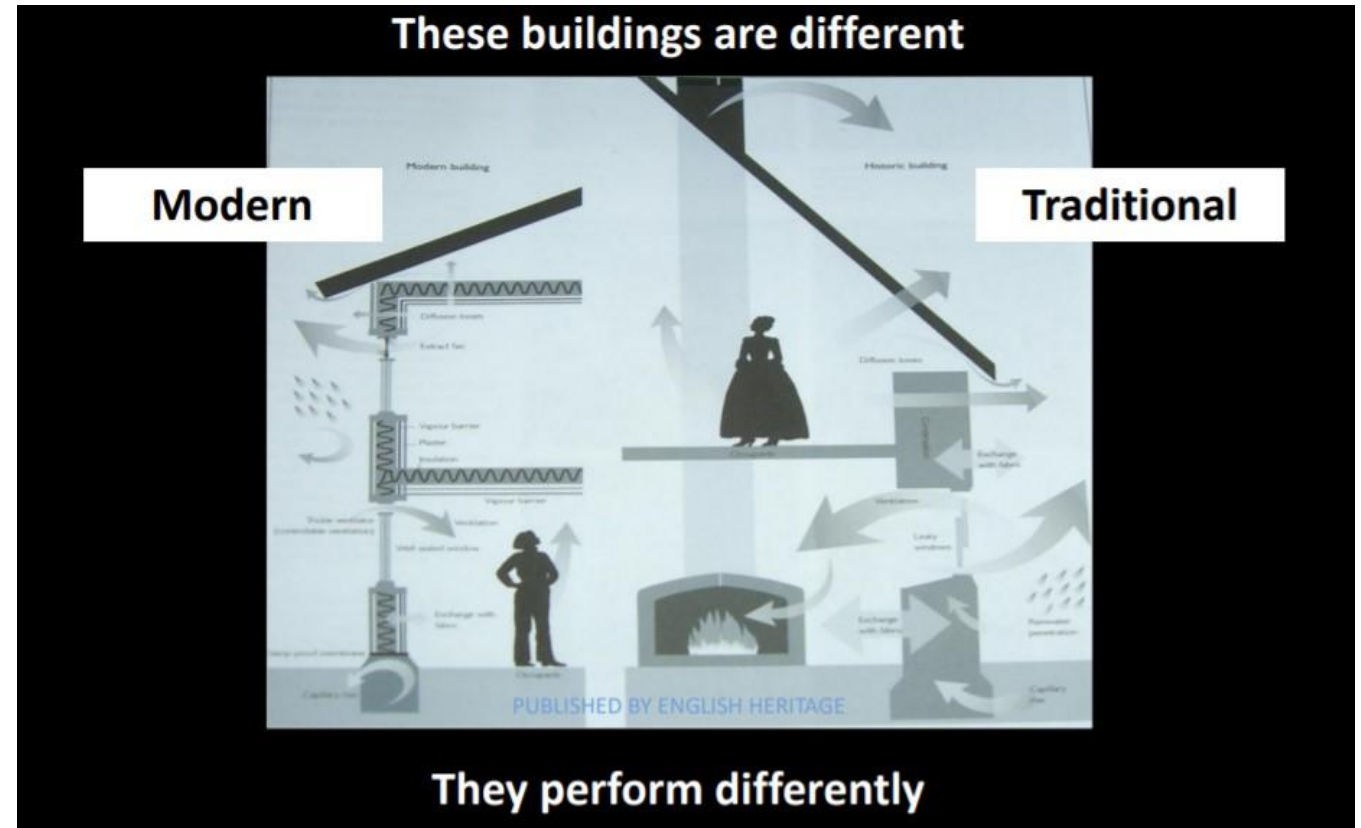
That the work was limited to the minimum measures immediately necessary

That notice in writing, justifying in detail the work to be undertaken, was given to the local authority as soon as was reasonably practicable



# Energy Efficiency Upgrading

Adopt a 'whole house approach'





# Energy Efficiency Upgrading

# Energy Efficiency Upgrading

- **Roofs**

- Add insulation to your loft.

- **Windows and Doors**

- Draught-proof windows, doors, loft hatches and any other openings using brush seals:
- this is a relatively easy and unobtrusive way to improve thermal comfort and reduce heat losses.
- Close doors or adding automatic door closers (like fire doors).
- Wooden shutters, insulated blinds or even thick curtains can significantly add to insulation of windows (when you are not using them to let in natural light).

- **Floors**

- The gaps of suspended timber floors can be sealed in between boards: this will considerably reduce air infiltration and discomfort.

- **Chimneys**

- Use a removable chimney balloon.

# Energy Efficiency Upgrading

- **Heating**
- Insulate your hot water tank and all pipework (hot and cold).
- Heavy, solid walls found in older buildings perform more effectively if they are heated continuously. Try experimenting with your heating, keeping it on at a lower level 24/7 rather than a repeated on/off cycle. This can often lead to more comfortable internal conditions and lower fuel bills.
- Lower your thermostat by a degree.
- Avoid opening windows or doors when the heating is on.
- **Other simple changes to reduce energy consumption**
- Turn off unused lights (or add smart controls that detect when lighting is unused) and fit energy-saving bulbs.

# Energy Efficiency





## 5.2.4 Secondary glazing

Secondary glazing has improved in recent years and can open in a similar way to a traditional sliding sash window. This gives it an unobtrusive appearance. It is a good way of providing thermal improvements, particularly where low emissivity glass is used. Secondary glazing avoids having to remove the window's original glass. It is reversible, can be easily cleaned and is a very effective way of reducing noise especially if acoustic glass is used. Condensation risks can be reduced by not draught proofing original windows and relying on draught proofing secondary glazing.



THI funded secondary glazing fixed through magnetic strips, Cross Street, Camborne.

[Main contents](#)

## 5. Building fabric improvements

Pros	Cons
<ul style="list-style-type: none"> <li>No need to remove original windows.</li> <li>Kits can be purchased and installed DIY.</li> <li>Cheaper than new double glazed units.</li> <li>Modern secondary glazing is unobtrusive, easy to open and clean. It can open in a similar way to a sash window. Opening sash and secondary glazing together has visual benefits and makes ventilation easier.</li> <li>Option to remove secondary glazing in the summer.</li> <li>High quality noise reduction through larger air gap.</li> <li>Good option for buildings fronting highways.</li> <li>Provides additional security.</li> </ul>	<ul style="list-style-type: none"> <li>Some additional reflections when viewed from outside.</li> <li>Older secondary glazing often looks clumsy.</li> <li>May interfere with operation of internal shutters.</li> </ul>

### Costs / lifespan

Based on typical sash window 800x1000mm

Process	Capital Costs (supply & install)	Lifespan in years
Secondary glazing with magnetic strip fixing	£270-£435	90
Secondary glazing with acoustic glass	£340-£390	90
Secondary glazing with standard glass	£270-£325	90
Secondary glazing with acrylic	£110-£215	40
Transparent film (DIY option)	£10-£22	15
Secondary glazing with low emissivity glass	£200	90

# Energy Efficiency



## Useful Sources of Information

<https://historicengland.org.uk/images-books/publications/guide-for-owners-of-listed-buildings/guide-for-owners-listed-buildings/>

Government support for energy efficiency improvements (this site contains an energy grant calculator) <https://www.gov.uk/energy-grants-calculator>

Energy Saving Trust, for information and advice on energy efficiency measures and grants <http://www.energysavingtrust.org.uk/>

Historic England for information and advice on energy efficiency:  
<https://historicengland.org.uk/advice/technical-advice/energy-efficiency-and-historic-buildings/> and <https://historicengland.org.uk/advice/your-home/saving-energy/>

<https://historicengland.org.uk/whats-new/statements/modifying-historic-windows-as-part-of-retrofitting-energy-saving-measures/>

<https://stbauk.org/> Sustainable Traditional Buildings Alliance

# Useful Sources of Information

National Heritage Ironwork Group (NHIG) [www.nhig.org.uk](http://www.nhig.org.uk)

[https://ihbc.org.uk/resources\\_head/specialist\\_registers/index.html](https://ihbc.org.uk/resources_head/specialist_registers/index.html)

SPAB – Society for the protection of ancient buildings

The Lime Forum <https://www.buildinglimesforum.org.uk/>

Historic England <https://historicengland.org.uk/advice/technical-advice/>

Structural Engineers CARE Register

Your local planning and conservation officer

Ask your tradesperson <https://www.buildingconservation.com/directory/prodserv.php>

Listed property owners club <https://www.lpoc.co.uk/>

Any  
Questions?

