

# Listed Buildings: a guide (2010)

Links updated February 2019



*James Burton Monument, St. Leonards Gardens.  
Erected in the C19 as a monument to the Founder of  
St. Leonards 1828. Listed Grade II.*

## What is a Listed Building?

When a building is described as “listed” it means that it is included on a list of buildings which are considered to be of sufficient historic or architectural interest to merit special protection.

The list is drawn up by The Department for Culture Media & Sport, on the advice of English Heritage, which acts as adviser to the government on all matters relating to built heritage.

Most of the country has been surveyed at least once since listing started in 1947. The list for the Borough of Hastings mainly dates from 1976, but a few properties were listed as early as 1951. Copies of the list for Hastings Borough Council can be viewed at [www.historicengland.org.uk](http://www.historicengland.org.uk), at the offices of the Conservation Team at [Muriel Matters House](#) or the Library in Claremont.

While these lists are reasonably comprehensive, buildings which have been missed occasionally come to light. In these cases the Local Authority (or any interested party) can ask English Heritage to “**spot list**” the building to give it the same status as a listed building.

Meanwhile, if there is an immediate threat to the building, the Council can serve a **building preservation notice**, which protects the building until its worthiness has been checked by Historic England.

Some structures which would not normally be considered to be buildings can also be listed. Walls, telephone kiosks, lamp posts, statues and pavements are common examples.

If your property is listed you will receive a statutory notification from the local planning authority.



*K6 Telephone Kiosk, Harold Road.  
Designed by Sir Giles Gilbert Scott 1935. Listed Grade II.*

## Grading

- Grade I buildings are of exceptional interest, sometimes considered to be internationally important. Just 2.5% of listed buildings are Grade I. The local example is Hastings Castle.
- Grade II\* buildings are particularly important buildings of more than special interest. 5.5% of listed buildings are Grade II\*. A local example is Pelham Crescent.
- Grade II buildings are nationally important and of special interest. 92% of all listed buildings are in this class and it is the most likely grade of listing for a home owner.

The older a building is, the more likely it is to be listed. All buildings built before 1700 which survive in anything like their original condition are listed, as are most of those built between 1700 and 1840. The criteria become tighter with time, so that post-1945 buildings have to be exceptionally important to be listed. A building has normally to be over 30 years old to be eligible for listing.

There are some 374,081 listed building nationally (an entry can sometimes include more than one building – such as a terrace). Hastings has 567 entries, making a total of 920 individual properties or features.

Each entry has a brief description of the building(s) or feature(s) so that they can be clearly identified. Some listing descriptions, since 2001, have been extended to include a description of the interior where access has been gained.

However brief the description, 'listing' protects the whole building, including its interior, together with any object or structure within the curtilage of the listed building which dates from before 1<sup>st</sup> July 1948.



*The Clockhouse, St. Leonards Gardens. Designed by Decimus Burton in an early Gothic Revival style. Listed Grade II\**

You can find further advice at [www.historicengland.org.uk](http://www.historicengland.org.uk)

Anyone can apply to have a building listed, not just the Council. The [on-line form](#) for applications to list a building can also be used to amend existing designations or to de-designate an asset.

## Owning a Listed Building



*All Saints Street. Late C16 timber framed, restored and having small C19 canted shop window. Listed Grade II.*

Listed buildings form an important part of our national heritage, and owners, whilst enjoying the benefits of living in such architecturally and historically interesting surroundings, should see themselves as custodians, responsible for looking after the building for future generations. Repairs and maintenance should therefore be carried out on a regular basis as follows.

It is not the purpose of the legislation to make it impossible to alter a listed building – rather to ensure that care will be taken over decisions affecting its future, that any alterations respect the particular character and interest of the building and that the case for its preservation is considered when determining the merits of any redevelopment proposals. However, it is important that historic features such as original joinery, fireplaces, plaster work and paneling are retained, and that the work is carefully detailed to marry-in with the existing building.

Extensions to listed buildings may be acceptable, but they must be very carefully designed, and subservient to the character of the original building.

Potential owners are advised to consider the suitability of the existing building for their purposes before they buy it, or alternatively consider an application to the Local Planning Authority for their required alterations prior to purchase to avoid possible disappointment should their proposals be rejected.

The Historic England web site provides a great deal of information and advice.



***Pelham Crescent.** In the centre is St. Mary's in the Castle 1824 - 1828 designed by Architect Joseph Kay. Listed Grade II\*. A memorable integration of ecclesiastical and domestic architecture*

## **Do you need consent?**

Each building is different and so there are no sweeping rules for what you can or can't do without consent. Many buildings are very flexible but consent is needed for anything that might risk detracting from what makes that building special.

Listed status covers a whole building, inside and out. Common works requiring consent might include the replacement of windows or doors, knocking down internal walls, painting over brickwork or altering fireplaces. It is always advisable to take the advice of the conservation officer to get a better idea about what it means for you.

Listed building consent will be in addition to any planning permission you need, although for most owners applications for both can be considered together (listed building consent applications are free). Consent is required for all extensions, demolition and alterations, whether internal or external.

Applications for listed building consent which will affect Grade I and II\* buildings and total demolition or substantially all of an external elevation or interior of any listed building are referred to the Department for Culture Media & Sport who will consult with Historic England.

It is a criminal offence under section 9 of the Planning (Listed Buildings and Conservation Areas) Act 1990 for owners or occupants of listed buildings to carry out work without permission. Enforcement action, to reinstate the building to its original appearance can follow. It is important, therefore, that before carrying out any work on a listed building you contact the Planning Department at Hastings Borough Council, who will be pleased to advise you on the appropriate action.

You should also consider the appointment of a suitably qualified professional adviser, such as an architect or surveyor who has experience in listed buildings and who can prepare drawings and a specification for you – this is particularly important if the work involved is complicated and requires specialist experience, and may save you money in the long run.

The application drawings should consist of existing and proposed plans, sections and elevations with details of specific items such as new joinery, etc. as deemed necessary. The requirements are set out in our validation checklists. The Conservation Officer will use their specialist knowledge to assist the planning officer and will also take into account the Hastings Local Plan.



*Windycroft. Converted from two small houses in 1880 to form existing house which boasts original William Morris wallpaper throughout and De Morgan tiling to many fire place surrounds. Listed Grade II\* for the interior.*

## **Repairs to Listed Buildings**

Regular inspection and maintenance will help keep a building in satisfactory condition, thus preventing or reducing the need for repair and deferring the need for major and expensive work. For instance timber sash windows can be repaired by piecing-in new timber sections, rather than replacing the whole window, and rotten doors can be repaired in the same way. Repairs do not usually require consent if they are carried out to match strictly the original materials and details.



*Highlands Gardens. C1880 large semi-detached houses in Scottish Baronial Style. Listed Grade II.*

## **VAT**

Listed buildings have a more favorable position as regards VAT than do unlisted building. VAT zero-rating is available for 'approved alterations' (that is, those alterations which both require and obtain listed building consent) to buildings which are dwellings or are used for qualifying residential purposes or for non-business activities of a charity. Of course, relief depends on a VAT registered builder being used.

Works of repair or maintenance and alterations not requiring listed building consent are standard rated.

Further details are available from the local office of HM Customs and Excise who should be consulted in all instances for guidance on VAT matters.

## **Useful contacts:**

### **Department for Culture, Media & Sport (DCMS)**

Website: [www.culture.gov.uk](http://www.culture.gov.uk)

General enquiries should be sent to: [enquiries@culture.gov.uk](mailto:enquiries@culture.gov.uk)

To make general enquiries by phone please call 020 7211 6000, Monday to Friday.

## **Historic England**

Website: [www.historicengland.org.uk](http://www.historicengland.org.uk)

General enquiries can be sent to : [customers@historicengland.org.uk](mailto:customers@historicengland.org.uk)

For enquiries contact customer services Tel: 0370 333 0607

## **Hastings Borough Council**

### **Conservation & Design Team**

Muriel Matters House

Breeds Place

Hastings

TN34 3UY

General enquiries: [planning@hastings.gov.uk](mailto:planning@hastings.gov.uk)

Telephone enquiries : 01424 451092

## **HM Revenue & Customs (HMRC)**

Website : [www.hmrc.gov.uk](http://www.hmrc.gov.uk)

VAT Helpline: If you can't find the answer to your question on the HMRC website, the quickest and easiest way is to ring the VAT helpline where you can get the most of your VAT questions answered. Before you ring, make sure you have your VAT registration number and postcode to hand. If you're not VAT registered you'll need your postcode.

0300 200 3700

Opening hours

8.00 am to 6.00 pm Monday to Friday. Closed weekends and bank holidays