

listed buildings an introduction

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Buildings are selected for listing using national criteria based on their architectural and or historic interest.

This guidance note seeks to briefly explain the reason and implications of listing. It also sets out the procedures involved.

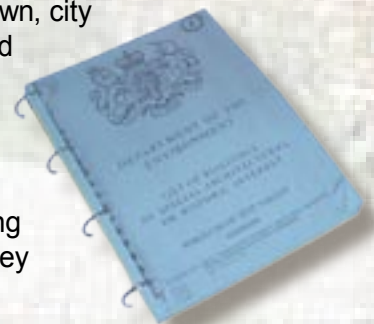
1 Introduction

Buildings (and certain structures) of special architectural or historical importance, which meet nationally agreed criteria, are given statutory protection through the listing programme undertaken by Central Government. Test Valley Borough, in common with other parts of the country, was the subject of a major listing review in the mid to late 1980's following which, the number of listed buildings increased substantially.

There are in the region of half a million individual listed buildings in England. Over 2500 of these are situated within the Borough.¹ When a building is listed a brief description is compiled. This is usually limited to a simple factual description of the primary façade. It does not represent or purport to be a list of the important features or the elements covered by the listing. It is primarily intended for identification purposes.

The "lists" are split into geographical areas covering a large town, city or series of parishes and are sometimes referred to as "greenbacks".

The relevant lists for the Borough can be inspected at the Planning Service offices in Romsey and Andover.



1. There are 2548 list entries which equates to roughly 3000 individual buildings.



3 Criteria for Listing

The purpose of listing is to provide protection to a selection of the best surviving examples of buildings from each period. The older the building the more likely a candidate for listing it becomes providing it has not been compromised by inappropriate alteration. The more recent a building, the greater the available pool to choose from and hence the more rigorous the selection process. The following categories of buildings would normally be listed:

- All buildings built before 1700 which survive in anything like their original condition.
- Most buildings of 1700 to 1840 although selection is necessary.
- Between 1840 and 1914 only buildings of definite quality and character, the selection is designed to include the works of principal architects.
- Between 1914 and 1939, selected buildings of high quality and/or historic interest.
- Outstanding post war buildings particularly where there is a perceived threat. The majority of the recent listings covering this period result from thematic studies undertaken by English Heritage. Buildings less than 10 years old are not considered for listing.

All properties considered for listing are judged according to a set of national standards. The following are the main criteria that the Secretary of State applies in deciding which buildings to include in the statutory lists:

Historical interest: this includes buildings which display important aspects of the nation's social, economic, cultural and military history.



Broadlands, Romsey (Palmerston, Mountbatten)

Architectural interest: the lists are intended to include all buildings which are of importance to the nation for the interest of their architectural design, decoration and craftsmanship. Important examples of particular building types and techniques (e.g buildings displaying technical innovation & virtuosity) and significant plan forms.



Longparish Mill



Embley Park School
(Florence Nightingale)

Close historical associations: with nationally important people or events.

Group value: especially where buildings comprise together an important architectural or historical unity or fine examples of planning (e.g squares, terraces or model villages).

A particular building may qualify for listing under more than one of these criteria.



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4 Grading

Listed buildings fall into one of three categories, grade I, II* or II. Grade I buildings are of exceptional interest and tend to be unique examples of their type e.g Romsey Abbey and Marsh Court. Grade II buildings are of special interest and form the bulk of the buildings (approx.95%) on the statutory list ranging from humble cottages to small country houses. Grade II* buildings are usually a particularly important example of what might be a more usual building type. For example a country house with fine original internal timber panelling and staircase; a church or timber framed building with surviving wall paintings etc. Local examples include Melchet Court, Timsbury Church and Andover Guildhall.



Timsbury Church

5 Requests for Listing & de-Listing

Requests should in the first instance be sent to: Department for Culture Media & Sport (DCMS), 2 - 4, Cockspur Street, LONDON SW 1Y 5DH.

All requests are initially assessed on the basis of the information supplied. This is to determine whether it is worth pursuing and referring the matter to English Heritage and to establish the priority to be accorded. It is therefore essential

to provide as much information as possible at the outset. The following list is intended to serve as a guide to what is required. Not all the information will be available in every case, try to provide as much as possible.

- Ordnance Survey map or similar quality base to identify the location of the property. Quote map reference and Parish as appropriate. Be aware that the person looking at the documentation is unlikely to be very familiar with the area.
- Photographs of the exterior of the property. As many views as possible.
- Details of ownership and if at all possible a contact name and telephone number.
- Internal photographs and floor plan identifying key features of interest i.e a well designed staircase, fireplaces, panelling etc.
- Information about the age of the property and/or any known historical associations. (This information can often be sourced by researching maps & other documents at the Hampshire Record Office, Sussex St, Winchester: tel. 01962 846154 or through Local History Societies).
- Details of the architect (if known).
- Any known threat to the building e.g acquired by developers with the intention of redevelopment.

Be aware that the Department for Culture Media & Sport receive many requests for listing, non-urgent requests will therefore take some time to determine.

At the current time there is no formal appeal procedure should your building be listed. If the basis on which the building has been listed is considered unsound due to an error in its assessment you can request that the case be reviewed. Requests must be made in writing to the DCMS at the address set out above stating the reason why it is considered the listing is incorrect.

2 The Listing Process

The Department for Culture Media & Sport is charged with the responsibility for assessing buildings and structures for inclusion on the statutory list. English Heritage acts as their specialist adviser, although these procedures are currently being reviewed.

There remains the potential for further additions to the statutory list. The remoteness of some buildings, the possible concealment of a much earlier structure behind a later façade and changing perceptions as to the significance of much Victorian and Edwardian architecture will cause additions in the form of “spot listings” to be made from time to time.

In an emergency the Local Planning Authority has reserve powers to serve a Building Preservation Notice, which has the effect of providing immediate protection. However, these powers have to be used sparingly due to the time and resources involved. There is also a potential financial penalty if the Building Preservation Notice is not subsequently upheld.

It is open to any individual to request that a building be considered for inclusion on the statutory list.



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The Council has produced a series of leaflets to help you:

This note is one of a number of guidance leaflets; full details are available on tel 01794 527700.

Further Reading: For further advice refer to the Planning (Listed Buildings and Conservation Areas) Act 1990 – or Planning Policy Guidance Note 15: Planning and the Historic Environment.

Mynors, C: Listed Buildings, Conservation Areas and Monuments (Sweet & Maxwell) 3rd Edition 1999.

Leaflet produced and designed MAY 2004 by Planning Policy Design & Conservation, Test Valley Borough Council, Duttons Road, ROMSEY, Hampshire, S051 8XG.

LARGE PRINT version available on request.
Tel 01794 527700, fax 01794 527874, www.testvalley.gov.uk