

PLANNING CONTROL

Document Title: Listed Buildings – A Guide for

Owners and Occupiers



"Securing a **Better** environment for all the people of **Birmingham**"

Listed Buildings a guide for owners and occupiers

INTRODUCTION

- The Department of Planning and Architecture has written this leaflet to explain what a Listed Building is and what it means for people who own or occupy a Listed Building.
- Birmingham has over 1800 buildings listed as being of special architectural or historic interest. These range from the Church of St. Laurence in Northfield which dates from the 12th century to New Street Station signal box built in 1964; and from cast iron Victorian public urinals to one of the great Jacobean houses of the country, Aston Hall.
- Most buildings within Birmingham built before
 1840 which survive in anything like their original
 condition are listed. From the period 1840-1914,
 only buildings of special quality and character are
 listed Victoria House in Victoria Square, once the
 City's General Post Office, is a well known
 example. The Barber Institute at the University of
 Birmingham is one of the few inter-war buildings in
 Birmingham which has been listed and seventeen
 pre-fabricated bungalows in Hall Green, built as
 temporary accommodation after the Second World
 War in 1947, have also been listed.
- These buildings and structures are part of Birmingham's heritage, a sign of continuity from one age to the next. They help create a more interesting and attractive townscape for people who live, work and visit here.
- Listing a building gives it legal protection so that it can be preserved for future generations to enjoy.

The City Council has made policies to further safeguard Listed Buildings and these are set out in the Birmingham Plan (the Unitary Development Plan for Birmingham) and the Conservation Strategy (which forms Supplementary Planning Guidance to the Birmingham Plan).

WHAT IS A LISTED BUILDING?

- A Listed Building is a building or structure which
 is considered by the Secretary of State for Culture,
 Media and Sport to be of special architectural or
 historic interest. Listing gives a building legal
 protection under the Planning (Listed Buildings
 and Conservation Areas) Act 1990 from
 demolition and alterations which would destroy
 historic features or affect its character.
- Listed Buildings are graded to show their importance:
 - Grade I buildings of exceptional quality (1.3% of all Listed Buildings in Birmingham - including Birmingham Town Hall and Aston Hall)
 - Grade II* particularly important buildings (4.7% including the Old Crown, Digbeth and the Council House)
 - Grade II the majority of listed buildings of special interest (94%)
- The whole of a building is listed, the outside and the inside together with any outhouse, wall or other structure built before 1st July 1948 within the curtilage grounds) of the building.
- The Conservation Team can provide you with a list of all Listed Buildings in Birmingham for a small charge.

THE CONSERVATION TEAM

 The Conservation Team (part of the Planning Department) offers specialist advice and guidance on all conservation matters including Listed Buildings, Conservation Areas, Locally Listed Buildings and Sites of Archaeological Importance in Birmingham. Details of how to contact us are on the back of this leaflet.

WHAT DOES THIS MEAN FOR OWNERS AND OCCUPIERS OF LISTED BUILDINGS?

- Most owners and occupiers are proud of their building's listed status. Very often the reason they have chosen the building is because of its unique character and history.
- Owners and occupiers of Listed Buildings are guardians of part of the City's heritage. You have a responsibility to future generations to look after your building and respect it's history. You also have a legal obligation to do so. By law you must maintain the building in a satisfactory condition.
- If a Listed Building does fall into disrepair, the
 City Council has powers to carry out repairs and
 recover costs from the owner. We can, if
 necessary, purchase the property to protect it.
 However we always try to work with owners,
 giving them the advice and information they
 need to take proper care of their building.
- Listing does not mean you cannot make changes, but you have an important role to play by making sure that any changes you make to your property through repairs, maintenance or alterations are in keeping with the design and age of the building. You should take care to match original materials and methods of construction and avoid damaging features of historic or architectural value.
- It is our policy to use powers under planning law to the full to protect and enhance Listed Buildings and their settings. In particular we encourage the restoration and continued use of Listed Buildings.
- We do not allow changes or alterations which spoil the the building's character. would Unsympathetic alterations - for example replacing original windows with uPVC windows or windows of a different design, removing chimneys or changing the original roofing materials - will not be allowed. Inappropriate alterations can not only spoil the appearance of the building but can also significantly reduce the value of your property. Independent studies show that houses which retain their original period features can sell for more than unsympathetically those which have been modernised.
- You must apply for permission before making any alterations either inside or outside the

property which affect the character of the building. This is very important and you should read carefully the section on Getting Permission.

CARRYING OUT WORK TO YOUR PROPERTY

 We can advise you about the correct construction methods to use and about appropriate materials. For example we can discuss with you whether original materials might be available or, if new materials must be used, what types will be suitable.

GETTING PERMISSION

- You should check whether you need permission before starting any work.
- You will need Listed Building Consent for any
 work that will affect the character of your building.
 This includes work to the inside as well as the
 outside of the building and may include even
 relatively minor alterations or redecoration (for
 example if you want to paint the outside walls and
 they have not previously been painted). You will
 generally need Listed Building Consent for:
 - Any demolition including chimneys, internal walls and buildings or walls within the grounds.
 - Any extension of the building.
 - Any new building within the grounds.
 - Alterations such as a new roof, replacement windows or new gutters and drainpipes if materials or designs are different from the original.
- You should also check whether you need any other permission before starting work. You may need Planning Permission and Building Regulations approval for some alterations, and if your property is in a Conservation Area you may also need Conservation Area Consent to carry out demolition work.
- Getting permission is very important. It is a criminal offence to carry out work without permission and the Council can prosecute if work is carried out illegally. The maximum sentence on conviction in the Magistrates Court is imprisonment for up to 6 months, a fine of up to £20,000 or both. If convicted in the Crown Court the maximum sentence is 2 years imprisonment or an unlimited fine.

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- In determining the amount of any fine, the Court will take into account any financial gain by the offender as a result of the offence.
- As well as prosecuting an owner for carrying out works without permission, the Council can issue an Enforcement Notice which means that the owner must put the building back into its original condition. Failure to comply with an Enforcement Notice can lead to a fine of up to £20,000 in the Magistrates Court or an unlimited fine in the Crown Court.
- Please contact us well in advance of starting work in order that we can advise you on which permissions you will need and can send you the forms and notes for guidance.
- In some areas, for example Bournville or the Calthorpe Estate in Edgbaston, you may also need the estate manager's permission. You should contact the estate manager to find out whether permission is needed and how to apply.

CAN I GET A GRANT?

- In some cases, yes. We can tell you about possible grants currently available for repairs to your building.
- You should not start work before any grant has been approved.

WHAT IF MY PROPERTY IS ON THE LOCAL LIST?

- Locally Listed Buildings are graded A, B or C and are put on the Local List because of their architectural, historical or archaeological interest.
 These are buildings not listed by the Secretary of State for Culture, Media and Sport but which are considered important by the City Council.
- If your property is on the Local List you should make sure that any work you plan to carry out preserves features of historic or architectural interest and is in keeping with the character of the original building and its setting.
- We will refer Grade A buildings to the Secretary of State for Culture, Media and Sport recommending statutory listing if they are threatened with demolition or unsympathetic alterations.
- The Conservation Team can provide you with a list of all Locally Listed Buildings in Birmingham for a small charge.

FURTHER INFORMATION

 The City Council's Conservation Strategy, Regeneration Through Conservation, and leaflets and documents which contain more detailed information, policies and advice for customers are available from this Department. There is a charge for some of these documents or you can look at reference copies at the Reception Desk, 9th floor, Alpha Tower.

WHERE TO FIND US

ADDRESS:

Conservation Group
Department of Planning and Architecture
Alpha Tower
Suffolk Street Queensway
Birmingham B1 1TU.

TELEPHONE:

Conservation Group - general conservation enquiries

and grants: 0121 303-4506

Archaeological enquiries: 0121 303-3161 Planning enquiries: 0121 303-3157

Building Regulation enquiries: 0121 303-3652

Tree enquiries 0121 303-3154

Fax: 0121 303-2584

E-mail: planning.conservation@birmingham.gov.uk

Minicom: 0121 303-3992

OPENING HOURS:

Monday - Thursday: 8.45 am - 5.15 pm

Friday: 8.45 am - 4.15 pm

24-01-2001

The contact details within this leaflet have been updated since its publication. Please use the contact details below.

Contact Us

Address Planning

PO Box 28 Alpha Tower Suffolk Street Queensway

Birmingham B1 1TU

Opening 08.45 - 17.15 Monday to Thursday

Hours 08.45 - 16.15 Friday

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