



This newsletter is for listed building owners and occupiers. It aims to keep you informed on current issues affecting listed buildings in the National Park and to answer some frequently asked questions.

LISTED BUILDINGS

WHAT IS A LISTED BUILDING?

English Heritage lists buildings which are of special architectural or historic interest. A listed building is given legal protection in recognition of its importance to Britain's heritage and to ensure it is conserved for the future.

There are three grades of listing:

- **Grade I:** the finest buildings, of national importance, e.g. Chatsworth House and Haddon Hall.
- **Grade II*:** buildings of exceptional quality or containing special features, e.g. Ilam Hall and Eyam Hall.
- **Grade II:** buildings of special interest. 94% of listed buildings and structures are grade II.

The Peak District National Park has 2,904 listed buildings.

WHAT IS COVERED BY THE LISTING?

Whatever the grade of listing, the whole of the building is protected, inside and out – not just the front.

Listing covers any objects, buildings or other structures attached to the listed building, including internal items such as staircases, flooring, fireplaces, and so on. The list

description is for identification purposes only – it does not list all important features. Only the more recent list descriptions state the reasons why a building is listed.

The listing also covers any buildings and structures within the curtilage of the listed building (generally meaning its immediate surroundings) which were built before 1948, are ancillary to the main building and were part of the curtilage at the date of listing. An outhouse or garden walls around the property are, therefore, also likely to be listed and have equal protection.

REPAIRS TO LISTED BUILDINGS

Owners are encouraged to keep listed buildings in good repair. Regular maintenance (particularly to roofs and gutters) will ensure the building stays watertight and avoids costly repairs at a later date.

The Authority carries out regular inspections of all listed buildings in the National Park through its quinquennial review (see below).

Buildings in poor condition are put on a 'Buildings at Risk' list. Efforts are made to encourage the repair or sale of these properties. Where these efforts fail, legal powers are available to the Authority to take action to ensure that further deterioration does not take place.

ALTERATIONS TO LISTED BUILDINGS

Listed building legislation aims to make sure that changes respect and are in harmony with the building. Any changes are therefore controlled through the planning system.

Listed Building Consent is required for any alterations and extensions, internal and external, including demolition of the listed building or of any curtilage listed buildings and structures.

It is always advisable to contact the Authority before making any alterations, to check whether Listed Building Consent will be required. Consent is only given for works that the Authority considers to be compatible with the special interest of the building. There is no fee for Listed Building Consent applications.

It is a criminal offence to alter, extend or demolish a listed building without permission.

As with any unauthorised work, the Authority can take enforcement action to remedy the issue: there is no time limit on taking enforcement action in respect of listed buildings.

Planning Permission is needed for the erection of all but the smallest free-standing building within the curtilage of a listed property.

Where proposals require both Planning Permission and Listed Building Consent, two separate applications need to be submitted. Both Planning Permission and Listed Building Consent are dealt with by the National Park Authority.

MINOR CHANGES CAN MAKE A MAJOR IMPACT

Insensitive siting and fixing of outside lights, burglar alarms and satellite dishes on listed buildings not only looks unsightly but could cause damage to the historic fabric of the building.

It is best to avoid drilling through significant historic features, such as window surrounds: if at all possible drill through a joint.

Always remember to carefully remove redundant metalwork as rusted fixings can damage stonework.



This picture shows the effect of a poorly sited cable and the damage done to an historic window, by insensitive drilling

NEW POLICY GUIDANCE

NEW PLANNING POLICY STATEMENT 5 (PPS5)

In March 2010 the Government introduced a new national Planning Policy Statement (PPS5): 'Planning for the Historic Environment' (www.communities.gov.uk), accompanied by a supporting document produced by English Heritage: 'Historic Environment Practice Guide' (www.english-heritage.org.uk).

These two documents together provide detailed policies and information on how applications relating to listed buildings (referred to as 'designated heritage assets') will be considered and assessed by the Local Planning Authority. They also provide information on what documentation needs to be submitted.

PPS5 replaces the former Planning Policy Guidance Note:15 (Planning and the Historic Environment, 1994) and Planning Policy Guidance Note:16 (Archaeology and Planning, 1990).

STATEMENT OF SIGNIFICANCE AND IMPACT

Following the introduction of PPS5, all applications for Listed Building Consent will need to be accompanied by a Statement of Significance and Impact. This must provide an assessment of the significance of the heritage assets affected.

The level of detail in the statement should be proportionate to the importance of the heritage asset and 'no more than is sufficient to understand the potential impact on the significance of the heritage asset'.

Sections 54 to 66 of the Historic Environment Practice Guide describe in detail what is required and suggest ways in which this information can be compiled and submitted as part of an application. The Authority is unlikely to accept applications that do not provide this information as a minimum requirement.

SUSTAINABILITY AND HISTORIC BUILDINGS

People are looking to make their buildings more sustainable as concern grows over climate change. New Part L Building Regulations for energy conservation in existing buildings came into force on 1st October 2010. Listed buildings, however, are exempt from compliance wherever energy efficiency requirements would unacceptably alter their character and appearance.

New guidance produced by English Heritage in November 2010, 'Energy Efficiency and Historic Buildings', provides technical advice to help prevent conflicts between the requirements of Part L of the Building Regulations and the conservation of historic and traditionally constructed buildings. The document can be found at: www.english-heritage.org.uk/publications/energy-efficiency-historic-buildings-partl

The National Park Authority has produced a new advisory leaflet: 'Sustainability and Historic Buildings', which is enclosed with this newsletter.



Secondary glazing to a traditional single-glazed window

Secondary glazing incorporated as part of a restored single-glazed sash window

THE WORK OF THE BUILT ENVIRONMENT SECTION

ADVICE

The Built Environment Section can advise on repairs and alterations to listed buildings. We have produced a series of advisory leaflets covering a number of relevant topics, including: 'Listed Buildings: a guide for owners and occupiers'; 'Replacement Windows'; 'Building Regulations and Windows'; 'Re-pointing your Building'; and 'Sustainability and Historic Buildings'. Paper copies of the leaflets can be supplied on request and a number of the leaflets are also available on the Authority's website (www.peakdistrict.gov.uk/hb).

We can also offer design advice. See www.peakdistrict.gov.uk/designguide for the latest edition of the Authority's Design Guide.



QUINQUENNIAL REVIEW OF LISTED BUILDINGS

The quinquennial review is a rolling programme of listed building surveys - we aim to visit each of the 2,904 listed buildings and structures in the National Park once every five years.

The purpose of the review is to check the condition of listed buildings and structures and identify unauthorised alterations.

Over the coming year 25 parishes are due for resurvey, containing a total of 525 listed buildings and structures.

If your building is due for re-survey you will receive notification of this by letter. Only the outside of your property will be looked at. Unless an issue is identified, you won't be contacted again.

If you have any particular concerns about your property which you would like to discuss, then please contact us and we can arrange to meet on site (please see the contact details at the end of this newsletter).

HISTORIC BUILDING GRANTS

The National Park Authority's Historic Building Grant Scheme is available to help with the cost of external repairs to all listed buildings, including:

- re-roofing;
- stonework repairs;
- pointing (with lime mortars);
- repairing or replacing doors and windows with traditional designs;
- replacing traditional rainwater goods.

Grant percentages generally range from 10% to 40%. Please contact us well in advance of starting work as we cannot accept retrospective applications.

The budget is fully committed for this financial year and new applications cannot be considered until April 2011. Unfortunately the budget is limited and may be further reduced as a result of Government cuts. Full details of the historic building grant scheme and an application form are available from this office or on the website (www.peakdistrict.gov.uk/grantsrr).



Grant-aided repairs to the bell tower at Hassop Hall Stables

How do we differ from other organisations?

People often ask how we differ from other conservation organisations or government bodies. The following list may help clear up any confusion:

The National Park Authority and District Councils: The National Park Authority is the sole planning authority for the whole of the National Park area. Applications for Listed Building Consent and Planning Permission are made to the National Park Authority and not the District Council (although District and Parish Councils are consulted on these applications).

English Heritage: This is a national body involved in many aspects of conservation and is the organisation responsible for listing buildings - the Authority does not list buildings. Anyone can apply to English Heritage to list a building.

The Department for Communities and Local Government (DCLG): This is the government department responsible for issuing national planning policy statements and guidance notes (PPSs and PPGs).

The National Trust: This is a charitable organisation which owns land and property "in trust" for the nation, including about 12% of the National Park. The Trust is completely independent from the National Park Authority and from government and has no statutory role to play.

Natural England: Natural England is the government's advisor on the natural environment and provides advice on how best to safeguard this for the benefit of everyone. Natural England and the National Park Authority work closely together on agri-environment schemes which, in some cases, involve the repair of historic farm buildings. These schemes are funded by Natural England and not by the Authority.

HOW TO CONTACT US

For further advice on any of these issues, contact the Built Environment Section of the Cultural Heritage Team at:

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