

Chapter 07: Listed Building

Listed Buildings

Listing is the term used to describe a legal procedure which help English Heritage to identify and protect the nation's best architectural heritage. When a building is listed it is placed on a statutory list of buildings of '*special architectural or historic interest*' compiled by the Secretary of State for Culture, Media and Sport, under the Planning (Listed Buildings and Conservation Areas) Act 1990. From the 1st of April 2005 the administration of the listing system has been transferred to English Heritage.

At the local level, the Local Plan sets the framework for development proposals and contains the following policies:

EN 26

ALTERATIONS, EXTENSIONS AND CHANGES OF USE TO LISTED BUILDINGS WILL BE PERMITTED WHERE THE PROPOSALS ARE IN KEEPING WITH THE CHARACTER AND APPEARANCE OF THE ORIGINAL BUILDING, AND ITS ARCHITECTURAL OR HISTORIC INTEREST IS NOT ADVERSELY AFFECTED.

EN27

THE TOTAL DEMOLITION OF A LISTED BUILDING WILL NOT BE PERMITTED UNLESS THE BUILDING IS BEYOND ECONOMIC REPAIR.

EN28

DEVELOPMENT WHICH IS LIKELY TO DETRACT FROM THE SETTING OF A LISTED BUILDING WILL NOT BE PERMITTED.

The majority of buildings included in the List are done so because of their age; indeed most buildings built before 1840 are automatically Listed if they remain largely intact and unaltered.

The older and rarer a building is, the more likely it is to be included on the List. All buildings built before 1700 which survive in anything close to their original condition are Listed, and most buildings built between 1700 and 1840 are Listed. Because of the increased number of buildings erected after 1840, together with a much greater survival rate means that the criteria for Listing are tighter, to avoid unworthy or common buildings being included. This means that buildings completed after WWII must be extraordinarily important to List. Buildings less than 30 years old are rarely Listed, and only then if they are outstanding and under threat from demolition or significant alteration.

The main criteria used in choosing which buildings to include are:

- **Architectural interest:** buildings which are important for their interest in terms of their architectural design, decoration and craftsmanship, in

the national context. This group also includes important examples of particular building types and techniques, and significant plan forms

- **Historic interest:** this includes buildings which illustrate important aspects of the nation's social, economic, cultural or military history
- **Close historical association** with nationally important buildings or events
- **Group value,** used where an important architectural or historic unity is evident (such as squares, terraces and model villages), or where there is a fine example of planning (such as a garden city)

The List may also include built structures like walls, gates, statues, telephone boxes, bridges and bandstands, but in each case there must be some exceptional value evident to justify inclusion on the List.

Listed buildings are graded to show their relative importance:

- **Grade I**
 - those of *exceptional* interest
 - usually unique and irreplaceable.
 - accounts for around 2% of all entries in the List
 - there are 7 Grade I buildings in Stockton Borough
- **Grade II*** (Grade Two Star)
 - are particularly important buildings of *more than special interest*
 - often containing outstanding features
 - accounts for around 6% of all entries in the List
 - there are 43 Grade II* buildings in Stockton Borough
- **Grade II**
 - are of *special interest*, warranting every effort to preserve them
 - over 90% of all Listed buildings are Grade II.
 - There are 444 Grade II buildings in Stockton Borough

Any building can be graded in any of the three categories depending on its individual (or sometimes group) characteristics. This means that there may be vast mansion houses in Grade II and simple terraced houses in Grade I. Regardless of the grading, all Listed buildings are subject to the same protection and care.

There are some 370,000 or so list entries currently protected by listing, 12,207 of these are in the North East region, while Stockton has approximately 4% (494) of these.

Entries on the List

Each entry in the List has a description of the building including information such as construction date, materials, important features and, where relevant, details of any historic significance. The address and grid reference are normally included to assist in locating buildings 'on the ground'.

Notwithstanding the above, it is not only the features highlighted in the List entry that are to be protected. Protection extends to all other parts of the building, including

- the interior
- the exterior
- objects and structures fixed to the building
- objects or structures within the curtilage.
- boundary walls
- outbuildings
- any other feature if they have formed part of the land since before 1st July 1948

Owning a Listed building

Contrary to popular belief, it is not the intention to fossilise a building by Listing it. Indeed, a building's long-term interests are often best met by ensuring it is put to good use, and if this cannot be achieved through with the use it was designed for, a new use may have to be found. By Listing a building, the legislation ensures that the important architectural and historic features and interest of the building are carefully considered before any alterations, either outside or inside, are permitted.

Work affecting the design and construction, and character and appearance of a building will need Listed Building Consent, and may also require planning permission. This may include (but not exhaustively);

- Extensions of any kind
- Alterations (this could involve adding, removing or replacing any features on the main building, porches, balconies, conservatories, garages, outbuildings, attics, dormers, skylights, roof lights, window and door openings)
- Installing new windows - new glazing must be in keeping with the style and traditional materials used in the building. Aluminium and UPVC will only be acceptable if the building was originally constructed with these materials. Often, secondary glazing is preferential to double glazing
- Rebuilding all or part of a building, e.g. walls, chimneys, roofs, gateposts
- Stone/Brick removal, replacement or cleaning
- Painting (new colours or on surfaces not previously painted)
- Removal or addition of features, e.g. railings, gates, garden walls, drives, patios, pools, fuel storage tank, decorative features, chimney pots, satellite antennae
- Removal or addition of harling/render
- Changes to shop fronts including signs and advertising

Given the above, it is always best to check with the Historic Buildings Officer in the planning department before undertaking any work to a Listed building so that you can be sure what you are doing is appropriate.

Owners are reminded that it is illegal to demolish, extend or significantly alter a Listed building without consent, and the penalties can be very heavy, including fines and even imprisonment.

What is Listed Building Consent?

Listed Building Consent is similar to normal planning permission, but specifically related to Listed buildings where there is a greater need to control development. Listed Building Consent will be required (sometimes alongside planning permission) for any internal or external alterations that will affect the character of the building. Listed Building Consent will not be required for some smaller maintenance and repair jobs, but it is always best to get advice from the Historic Buildings Officer. There is no fee for Listed Building Consent.

Adding a building to the List

Buildings may be added to the List at any time, either as a result of a survey by English Heritage or 'Spot-Listing' where there is an urgent need (such as where a building is under threat from demolition or significant alterations).

A building put forward for Listing is measured against criteria set out by English Heritage to assess its worthiness for special protection. Over 1000 buildings are put forward for Listing every year, however only the very best few are Listed.

English Heritage's Buildings at Risk Register

The Buildings at Risk Register (BAR) is published annually by English Heritage, and sets out detailed information on all Grade I and II* listed buildings, and scheduled monuments (structures rather than earthworks), known to be '*at risk*' of loss through neglect and decay.

Most of the buildings and structures on the BAR are in "poor" or "very bad" state of disrepair, but a small number that are in "fair" condition may be included if they are in danger of further decay or have an uncertain future. There are three entries on the Buildings at Risk Register in Stockton;

Phosphate Rock Silo (No. 15), Haverton Hill, Former ICI, Billingham

Phosphate Rock silo. 1928/29. Reinforced concrete, parabolic cross-section with reinforced concrete arches, with ribs at the ends. Designed by Monnoyer British Construction Ltd, for the storage of phosphate rock imported for the production of fertilizer. This is the earliest surviving example of this type of silo in England. Listed Building Grade:II*, Condition poor

No picture

Ruins of Church of St Thomas a Becket, Durham Road, Grindon, Stockton on Tees.

Late C12 church ruin. Much altered in 1789. Now a roofless, part-collapsed ruin. Detailed survey drawings now available. Owner and English Heritage developing a scheme for the consolidation of the remains. Listed Building Grade:I, Scheduled Monument, Condition very bad



Church of the Holy Trinity, Yarm Lane, Stockton on Tees, Stockton on Tees, Cleveland.

Church built 1837-38. Redundant and gutted by fire in 1991. Grant-aided by English Heritage between 1993-5 and now a roofless, but stabilised ruin. Further repair proposals and possible part-time uses are still under discussion. A feasibility study was completed during 2002 and the various options are now under consideration. Listed Building Grade:II*, Condition very bad



Brunswick Methodist Chapel, Dovecote Street, Stockton.

Grade II* listed, the Methodist Chapel was constructed in 1823 and is a large and prominent building situated adjacent to the ARC arts centre. The chapel is no longer in use as a place of worship, instead it is used to retail carpets and flooring. Nevertheless the majority of the interior remains intact, with a full upper circle balcony and carvings. Unfortunately the building is in a state of serious disrepair.