

How Does Listing Affect Me?

You will be affected if you are the owner or occupant of a listed building and you are intending to make changes, which affect the character or appearance of the building. Any changes affecting the character or appearance of a listed building are likely to require Listed Building Consent. For example historic fabric such as doors, windows, fireplaces and so on are important to the character of the building and consent is likely to be required for their alteration, removal or replacement. It is always advisable to consult the Borough Council's Planning Services section **before** proceeding with any changes.

NB: It is a criminal offence to materially alter or affect the character or appearance of a listed building without first obtaining listed building consent.

PPG15 Para 3.2 states, "Consent is not normally required for repairs, but where repairs involve alterations which would affect the character of the listed building, consent is required."

PPG15 Para 3.3 states, "While the listing of a building should not be seen as a bar to all future change, the starting point for the exercise of listed building control is the statutory requirement on local planning authorities to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

Section 54 of the 1990 Act allows local authorities to take action where a listed building has deteriorated to the extent where its preservation may be at risk. This can include serving a Repairs Notice requiring the owner to undertake repairs, where the building is currently, wholly or partially occupied or an Urgent Works Notice, which requires the owner to undertake repairs to a property which is unoccupied and in a poor condition, which it considers is urgently necessary. Buildings in need of these works may require a new roof, windows, some re-building or other structural repairs. Alternatively, the local authority can undertake urgent repairs itself. The authority can then take court action to have the costs of the Urgent Works repaid by the owner. It is always advisable to discuss your proposals with Darlington Borough Council at the address below, before proceeding with work.

FOR FURTHER ADVICE PLEASE CONTACT:

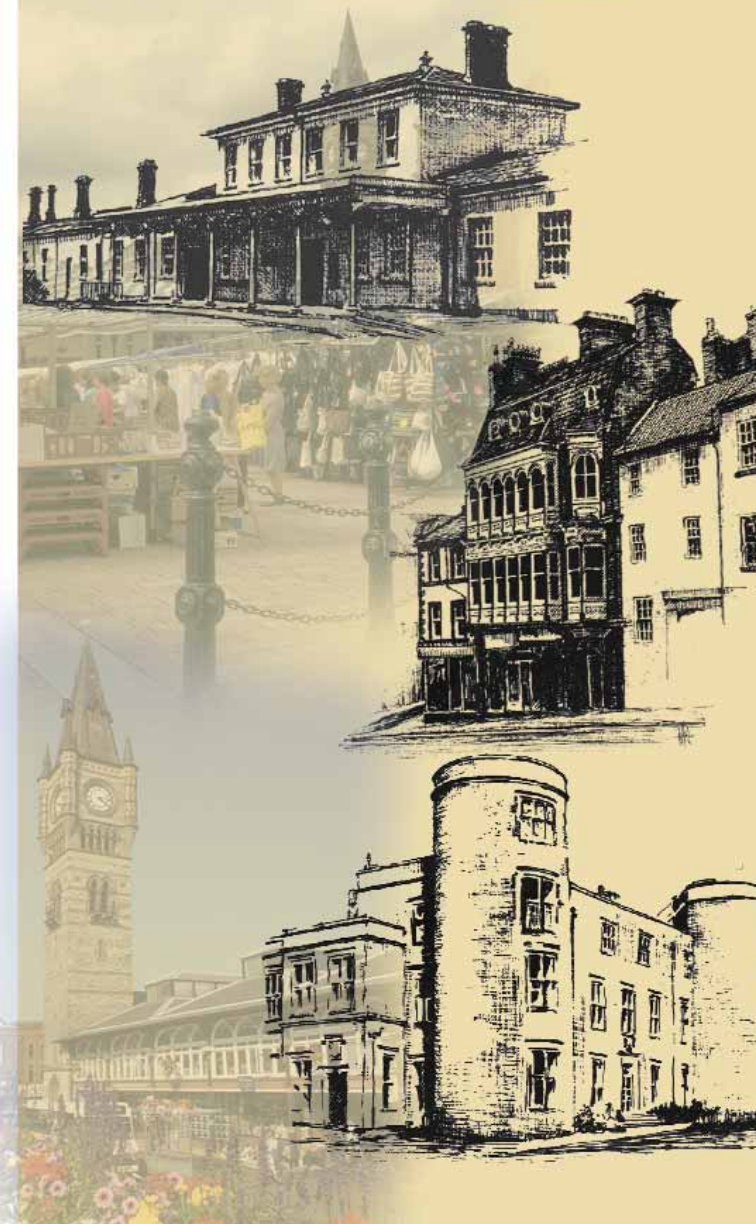
Conservation Officer
Darlington Borough Council
Town Hall
Darlington
DL1 5QT
Tel: 01325 388604
e-mail: planningprojects@darlington.gov.uk
www.darlington.gov.uk

English Heritage
23, Savile Row
LONDON
W1S 2ET
Tel: 0207 0207 973 3000
www.english-heritage.org.uk

GUIDANCE RELATING TO LISTED BUILDINGS CAN BE FOUND IN THE FOLLOWING PUBLICATIONS:

The Planning (Listed Buildings And Conservation Areas) Act 1990

Planning Policy Guidance Note 15
"Planning and the Historic Environment"
(both documents should be available on loan from most Libraries, and can be downloaded from the Department for Culture, Media and Sport website at: www.culture.gov.uk)



'What Listing Means'

A guide for owners and occupiers
of Listed Buildings in Darlington



Why are Listed Buildings important?

The Borough of Darlington is fortunate in having a large stock of important listed buildings within its boundary, including those associated with the early railways. Without them, much of our tangible local history and heritage could be lost. Some areas of Darlington have seen modern buildings replacing our older building stock. Modern buildings are the potential heritage for the future, but historic buildings, once demolished cannot be replaced. The iconic listed buildings in and around the Market Place are important to the identity of Darlington. Without such easily recognised "landmark" buildings, Darlington's individuality and identity would diminish. Many of Darlington's listed buildings are 18th Century, or older, and all contribute towards our understanding and appreciation of our forefathers and the traditional building techniques and styles they have passed down to us, for us to pass on to future generations.

What is a Listed Building?

A listed building is a property or structure, which the Secretary of State for Culture, Media and Sport considers to possess "special architectural or historic interest".

The Planning (Listed Buildings & Conservation Areas) Act 1990 is the main legislation for listed buildings. Government guidance is also found in Planning Policy Guidance note 15 (PPG15) "Planning and the Historic Environment".

The Department for Culture, Media and Sport has subdivided listed buildings into three categories. These are known as Grades, and are graded I, II* and II. The majority of listed buildings in Darlington Borough Council's area, around 93%, are Grade II listed. These are buildings defined in PPG15 as possessing "special interest". Grade II* listed buildings are buildings defined as being "of more than special interest", and equate to around 6% of all listed buildings. Grade I listed buildings equate to around 1%. These are described as buildings being of "exceptional interest". Altogether, the Borough has just over 500 listed buildings in its area.

A listed building can be any kind of structure, such as a signpost, postbox, bridge, or telephone kiosk, for example, and not necessarily a building as we may understand the term.

What is included in the listing?

A listed building's **interior and exterior** is protected by the 1990 Act (including the 'curtilage', which means any historic gardens, outbuildings, walls or other historic structures or features).

- Structures erected in the curtilage **after** 1st July 1948 are **not** protected by the listing.
- Some features may be mentioned in the list description, such as period sash windows, original doors or porches.
- Sometimes, interiors have been inspected and certain features, such as staircases, fireplaces and other architectural fixtures and fittings may be included in the list description.



- Any object or fixture attached to the listed building (and has been since before July 1948) is also treated as part of the listed building.

Why are buildings listed?

All buildings built prior to 1700, which survive in anything like their original condition, are listed. Most buildings built between 1700 and 1840 are listed, although selection is necessary. Between 1840 and 1914 only buildings of definite quality and character are listed, and the selection is designed to include the principal works of the principal architects. Between 1914 and 1939, selected buildings of high quality or historic interest are listed (these may include Arts & Crafts, Art Nouveau or Art Deco-styled properties). After 1939, a few outstanding buildings are listed. In choosing buildings, particular attention is paid to buildings within each genre, which illustrate social, military or industrial history, such as: railway buildings, hospitals, workhouses, hotels, public houses, town halls, almshouses, prisons, mills, and so on.

Technological innovation or originality may also result in listing; for example, early use of cast or wrought iron, prefabrication or even concrete.

Buildings may be listed if associated with well-known people or events.

Some buildings may be listed for their group value, where they form one building in a model village, row or terrace of similar buildings.

How can I find out if a building is listed?

To find out if your property is listed or just to get specific advice, you can contact Darlington Borough Council's Conservation Officer or contact English Heritage, at the addresses overleaf.

An index of listed buildings in Darlington is available for inspection at the Town Hall, Development and Environment reception and Central Library.