



**South Somerset  
District Council**

**Your Listed Building:  
A guide for owners & occupiers**

# Your Listed Building

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**A guide for owners and occupiers**

## Overview and FAQs:

### What is a listed building?

A listed building is a building of 'special architectural or historic interest' Listed buildings are Grade I which are considered to be of exceptional interest, comprising 2.5% of all listed buildings, Grade II\*, particularly important buildings of more than special interest (5.5%) or Grade II, nationally important buildings of special interest (92%).

### What is listed building consent?

Listed building consent is required for any changes which will 'affect its character as a building of special architectural or historic interest'

An application for listed building consent must be submitted to the local planning authority prior to works being carried out. It is a criminal offence to carry out work which requires listed building consent without obtaining that consent.

The link to the listed building consent forms on the SSDC website can be found to the reverse of this leaflet.

### What is included in the listing of my property?

The entirety of the building described in the list description is listed, inside and out, along with:

- Any object or structure fixed to the building
- Any object or structure that has been within the curtilage of the building since before July 1st 1948.





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### South Somerset

Within South Somerset there are over 5,000 listed buildings, comprising an estimated 3.5% of all dwellings in South Somerset, reflecting the rich heritage and special character of our towns, villages and farmsteads.

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### What is a listed building?

Listed buildings are buildings of special architectural or historic interest that have been identified to be protected through legislation. Listing is the statutory process by which buildings are added to the list of buildings of special architectural or historic interest by English Heritage.

Compiled under the Planning (Listed Buildings and Conservation Areas) Act 1990, the list includes a great variety of structures, from cathedrals to telephone boxes. Listing gives statutory protection to historic buildings and requires their special interest to be taken into account before any changes are made to them that would affect their character.

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### Listed building consent



Listed building consent is required if you want to alter or extend a listed building in any way which affects its character, or to demolish any part of it regardless of age.

There is no fee to apply for listed building consent, unlike applying for planning permission.

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### What building needs consent?

Since each building and the features for which it was listed are different it is not possible to give precise advice in this leaflet and the guidance offered here should be viewed as informal advice only.

The District Council's Conservation Officers will be pleased to give advice on the need for listed building consent in any particular case.



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## Report Detail (apply own heading)

### Consent is required for:

- The insertion or replacement of windows, doors or rooflights.
- The alteration of window or door openings
- The replacement of roof coverings
- The addition of any type of cladding
- The painting of any previously unpainted surface
- The rendering of any previously unrendered surface.
- Repointing brick or stonework or repainting involving a change of colour may also require consent

### Extensions

- Extensions or any new addition to the building, including porches or conservatories will require consent.
- Some extensions may also need planning permission.

### Demolition

- Of the whole or part of the building requires consent and includes; Doors or windows, porches, chimneys or chimney pots, balconies, flights of steps

### Attachments

- Attachment of any objects to the building such as; shutters, sunblinds, signs, meter boxes, advertisements, satellite TV antennae, solar panels

### Removal and alterations

- Of such items as; window shutters, statues, inscriptions, urns.

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## Interior alterations

Consent is required for alterations to any of the following features which may alter the character of the building;

- |                               |                                      |
|-------------------------------|--------------------------------------|
| • Staircases                  | • Chimney breasts                    |
| • Doors and doorways          | • Panelling                          |
| • Fireplaces                  | • Plasterwork                        |
| • Internal partitions & walls | • Historic floor coverings or boards |
| • Internal roof supports      |                                      |

Forming of new internal partitions or new internal openings in internal walls will also require consent.

This is not an exhaustive list of the internal items which may require consent.

You should also be aware that consent may be needed for alterations to features **not** mentioned in the list description of the building, which is intended primarily as a method of identifying the building.

Many unrecorded features can provide important clues to the history of an old building so if you are in any doubt about the possible value of a particular feature please consult the Conservation Team.

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## Maintenance and repairs

Listed building consent is not required for general maintenance or repair work. However, when carrying out repairs and maintenance it is important that appropriate materials and methods are used. Always seek expert advice.

In many cases it will be both cheaper and more suitable to repair rather than replace an existing feature.

If replacement is necessary, listed building consent may be required if there is a change in the style or design, materials or methods of construction from the original.

Listed building consent may not be granted if the replacement is inappropriate. For example, UPVC or aluminium windows are unsuitable replacements for timber originals.

A wholly like for like replacement will not alter the character and will usually not require consent, but always check with the District Council Conservation Officers, who will be happy to give advice as to whether listed building consent is required in any specific case.

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## Advice

This short leaflet is not a definitive statement of the law. Conservation Officers will be pleased to give further information and advice on:

- The need for listed building consent in any specific case
- Suitable materials
- Specialist contractors, advisers and craftspeople.
- Approaches to alterations and extensions
- Maintenance and repair techniques