

Listed Buildings in East Dorset

This leaflet provides a brief background to the legislation concerning buildings of special architectural or historic interest, generally known as 'listed buildings'.

It is advisable to contact the Council's Design and Conservation Section to discuss proposals before carrying out repairs or alterations or prior to the purchase of a listed building.

How buildings are listed

The Secretary of State for Culture, Media and Sport is responsible for compiling lists of buildings (this also includes structures such as bridges and telephone kiosks) which are of special architectural or historic interest. Buildings are selected in accordance with advice from English Heritage and graded to show their relative importance.

English Heritage is a public body with responsibility for protecting and promoting the historic environment, it acts as the government's advisor on the historic environment and is responsible for the administration of the Listing process

At the time of writing there are 689 entries in the lists covering East Dorset District, of which 19 are Grade 1 (of national importance); 41 are Grade 2*, (of particular importance) and 629 are Grade 2 (of special interest).

When a building is listed the owner is notified and the Local Authority enters the listing on the local land charges register.

Whilst the last major national resurvey was carried out in the 1980's the lists are revised from time to time by the addition of individual buildings.

Anyone can apply for a building to be listed. Requests to list buildings should be addressed to English Heritage at: 1 Waterhouse Square, 138-142 Holborn, London EC1N 2ST.

The application should be supported by as much information as possible, including:

- the address of the building;
- any information about the building
- details of specialised function
- historical associations;
- the name of the architect (if known);
- its group value in the street scene;
- details of any interior features of interest;
- clear, original external and internal photographs;
- name and contact details of the owner;
- a location map showing, wherever possible, the position of any other listed buildings nearby.

Further information on the process can be obtained from www.english-heritage.org.uk.

Local Authorities also have the power to issue a notice (Building Preservation Notice) which effectively gives a building the status and protection of a listed building for six months until the Secretary of State decides whether or not to confirm the notice. Such action is only taken in exceptional circumstances as the Local Authority may incur financial penalties if the listing is not confirmed.

Inspecting the List

The published lists are available for inspection at the Council's Offices (Planning Reception). The entries are grouped by parish and comprise the building address, a map reference, list entry number and a brief description. The latter is for identification purposes and is not intended as a comprehensive list of features.

Extent of Listing

Listing covers not only the interior and exterior of a building but also any object or structure fixed to the building or which lies within the curtilage and was built before July 1948.

Alterations and repairs

Special permission known as Listed Building Consent is needed from the Local Planning Authority to carry out works of demolition, alteration or extension which would affect the character of a listed building. Whilst routine maintenance and minor repairs using appropriate materials and workmanship are unlikely to require consent it is advisable to consult the Council's Design and Conservation Section before proceeding.

Major works may also require planning permission and building regulation approval.

The Dorset Planning Officers Panel has produced a leaflet for the guidance of those making an application for listed building consent which sets out the range of works requiring consent and the information which should accompany the application. Copies of the leaflet are available from the Council's Design and Conservation Section.

Listed Buildings in disrepair

If an unoccupied or partly unoccupied listed building is allowed to fall into disrepair the Local Planning Authority can take action by serving a Repairs Notice on the owner. In urgent cases the local authority can put repairs in hand and recover the costs from the owner.

For more Information

For further information on listed building legislation, the possibility of financial assistance for repairs or to discuss proposals concerning listed buildings, contact the Council's Design and Conservation Section on (01202) 886201.(fax: 01202 849182) or E-mail: planning@eastdorset.gov.uk.

You can also visit the Council's Historic Buildings webpage at:
www.dorsetforyou.com/index.jsp?articleid=325230.

The District Council Offices are located just to the north of Wimborne Minster at Furzehill, Wimborne, Dorset, BH21 4HN.

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