

### **How much of a building is covered by the listing?**

The whole of the building is listed: its interior, and any features within its boundary and the boundary itself comes under the designation. The listing text is merely indicative, and is intended to aid identification. If only a part of the building is protected the list entry will carry a clear note to this effect. Absence from the list description of any reference to a feature (whether external or internal) does not indicate that it is not of interest or that it can be removed or altered without consent. Interiors are rarely described but have the same protection as external features. Listing covers all buildings and structures within the curtilage of the building at the time it was listed, including all outbuildings; walls etc.

### **Is consent needed for restoration works?**

If the works in anyway affect its character or special interest. A change of roof materials (e.g. from clay to concrete tiles), the replacement of existing elements (e.g. windows), the opening up of an older feature by the removal of an existing one (e.g. a fireplace), even re-pointing all require consent. It is advisable to check with the Development Management Section before anything is done.

### **Is consent required for repairs?**

Normally; a repair using identical traditional materials to the original specification, and one in which the majority of original fabric is utilised in the repair, does not require formal consent. However, consent is required for replacement of items where the majority of original fabric is beyond economic repair, even if these are to a traditional pattern.

### **Can an owner be made to repair a listed building?**

An owner who fails to take reasonable steps to preserve it can be required to undertake specific repairs, which failing to undertake can result in eventual compulsory purchase by the local authority. If the building is unoccupied and suffering dilapidation, the Council may serve a notice requiring emergency works to be carried out. Should the terms of the notice not be met, the Council may itself carry these out and recover attendant costs from the owner.

### **How do I obtain Listed Building Consent?**

The procedure is similar to that for planning permission except that no fee is payable. It can often be useful to get pre-application advice before submitting a formal application; this will avoid the cost of drawing up an application that would not ultimately be acceptable.