

Listed Buildings



West Lodge Gates, Thornton-le-Street



Brandsby Church

Introduction

The aim of this leaflet is to explain to owners and occupiers of listed buildings what listing means and how it affects them.

The list of buildings of special architectural or historic interest is a register recording the best of our heritage. It contains a wide range of structures, not all of which are beautiful, but all of which are of special interest.

There are just over 2,000 listed buildings in the District, including country houses such as Bedale Hall, churches, farmhouses, farmbuildings such as The Stables at Thirsk Hall, and industrial buildings like the foundry at Leeming Bar. The list also includes many smaller structures, such as the Victorian urinal at Great Ayton, several telephone boxes and features such as gates and garden walls.

Why keep a list?

We need to be able to identify our best buildings in order to conserve and appreciate them. The Council has extra powers to protect such buildings, while owners have special responsibilities to look after them.

How are buildings listed?

The list is not compiled by the Council, but by the Department of National Heritage, to a set of national criteria approved by English Heritage.

The main criteria are:-

architectural interest: the list is meant to include all buildings which are of importance to the nation for the interest of their architectural design, decoration and craftsmanship.

It also includes important examples of particular types of building, and building techniques such as the use of cast iron, or the early use of concrete. Many traditional buildings which are listed were built to particular plan types which are only found in certain areas. These provide evidence for the development of regional building styles;

historic interest: this includes buildings which illustrate important aspects of the nation's social, economic, cultural or military history, such as industrial buildings, railway stations, schools, hospitals, theatres, town halls, almshouses, mills, etc.;

close historical association: with nationally important people or events;

group value: especially where buildings form an important architectural or historic group or comprise a fine example of planning such as squares, terraces or model villages.

Very broadly, the following types of buildings are listed:

- All buildings built before 1700 which survive in anything like their original condition.
- Most buildings built between 1700 and 1840, though selection is necessary.

- Between 1840 and 1914 only buildings of definite quality and character are listed; the selection is designed to include the principal works of principal architects.
- After 1914, only selected buildings are normally listed. Buildings of between 10 and 30 years old are listed only if they are of outstanding quality and under threat.

Listed buildings are classified in grades to show their relative importance, as follows:

- **Grade I** - which includes about 2% of all listed buildings. These are of exceptional interest.
- **Grade II*** - which includes about 4% of all listed buildings. These are particularly important buildings of more than special interest.
- **Grade II** - which includes the remaining 94% of buildings of special interest, which warrant every effort to preserve them.

In Hambleton District:

43 buildings are Grade I

81 buildings are Grade II*

1886 buildings are Grade II



John H Gill Foundry, Leeming Bar



1 - 7 Market Place, Bedale

Can the list be amended?

Buildings are added to the list in two main ways:

- As a result of systematic resurvey or review of particular areas or building types; or
- Following proposals from local authorities, amenity societies or other bodies or individuals that particular buildings should be added to the list ('spot listing').

Spot listing is usually used for those buildings which were overlooked during the resurvey in the late 1980s.

Examples in Hambleton include the Icehouse at Bedale Hall and Winns Cottage at Sandhutton where the medieval timber frame was hidden by later brickwork.

Buildings can be removed from the list if they no longer possess any special architectural or historic interest, or if they are demolished. In Hambleton, there have been only 9 deletions since 1985, so this is a rarely used procedure.

How far does the listing extend?

The whole of the building is protected, the interior as well as the exterior. There is no such thing as just a listed facade or interior.

Some parts of a listed building may be more important than others. This could be significant if you are thinking of applying for listed building consent for partial demolition or alteration.

The description in the list is intended merely to identify the building. It does not provide a record of all the features of importance.

Anything fixed to a listed building is also listed. Any structure in the grounds which was there before 1948 (even if not fixed to the building) is listed. This includes boundary and garden walls and gates.

The setting of a listed building is often an important factor when new development or extensions are being considered.



Myton Hall



Aiskew Mill

What are the implications of listing?

A listed building may not be demolished, extended or altered, internally or externally, in any way that affects its character without listed building consent. This is in addition to any planning permission required.

Listed building consent may be required for the painting of the exterior if this would affect its character, and for minor works of alteration. Thus altering the design of a window, or replacing it with one in a different material such as UPVC, the replacement of roofing materials or the demolition of an outhouse would, in each case, require listed building consent.

The fact that a building is listed does not necessarily mean that it must be unaltered for all time. There is, however, a presumption in favour of preserving all listed buildings. The Secretary of State has advised local authorities to give consent for the partial or total demolition of a listed building only in exceptional circumstances and, if it is necessary, only after every possible effort has been made to continue the present use or find a new use for the building. Proposals for the change of use of listed buildings must not reduce the architectural or historic value of the building.

It is a criminal offence to demolish, alter or extend a listed building without first obtaining listed building consent. The penalties for this can be a large fine or even imprisonment.

How do I apply for Listed Building Consent?

If you need listed building consent you apply on special forms available from Hambleton District Council's Planning and Technical Department. In some cases, you may need both listed building consent and planning permission. The Council's professional staff will be pleased to advise you on this.

Listed building consent will be granted only if the Council is satisfied that the proposals will not be detrimental to the architectural or historic integrity and detailing of the exterior or interior of the building. Wherever possible, existing original detailing and features of the building should be preserved, repaired, or if missing, replaced. The aim should be to retain as much of the original building structure as possible.

All works, whether repairs or alterations, should be carried out in a correct manner, in accordance with the period, style and detailing of the building. Works to listed buildings require a very high standard of craftsmanship and professional skill. In view of this, the appointment of a suitably qualified architect is desirable.

Listed buildings can become structurally weak if disturbed by major works.

The Council must be given enough information so that it can decide whether the work can be carried out without danger to the building or to adjoining historic properties.

Where necessary, the Council can impose conditions on planning permissions or listed building consents in order to control any aspect of work to a listed building.



Oak House, Helperby



102 High Street, Northallerton

What are the duties of owners?

All owners of listed buildings have a responsibility to look after them and carry out repairs when needed. If a listed building is allowed to become dilapidated, the Council can serve a Repairs Notice on the owner.

Although the Council has powers to carry out emergency repairs and recover the costs from the owner, or as a last resort, to compulsorily purchase the property, such measures are rarely necessary as most owners keep their property in good repair.

The Council's professional staff will be pleased to discuss any problems that you have concerning the repair of your listed building.

Are grants available?

English Heritage may offer grants towards the repair of outstanding listed buildings, usually of Grade I or II* status. Most listed buildings are Grade II and qualify only for discretionary grant aid from Hambleton District Council under its Historic Buildings Fund.

Under this scheme, grants may be made available towards the repair of listed buildings or other buildings of historic interest. A leaflet giving details of the grant scheme is available from the Planning and Technical Department.

In the town centres of Bedale, Thirsk and Stokesley, grants of 40% are available towards building repair under the Town Scheme or Conservation Area Partnership Scheme. Leaflets giving details of these schemes are available from the Planning and Technical Department.

North Yorkshire County Council may be able to offer grant aid towards the repair of listed buildings. For details contact the County Conservation Officer, telephone (01609) 780780.

The North York Moors National Park offers grant aid towards the repair of listed buildings in the National Park. For details, contact the Historic Buildings Officer, telephone 01439 770657



42 High Street, Stokesley

Further advice on listed buildings and grant aid for their repair can be obtained from:
Hambleton District Council,
Planning and Technical Department,
Stone Cross, Northallerton DL6 2UU
Telephone (01609) 779977