

PLANNING INFORMATION FACTSHEET P2

STATUTORY LISTED BUILDINGS IN BROMLEY

There are two types of listed buildings in Bromley, statutory listed and locally listed. Statutory listing is described below and local listing is described in Factsheet P20.

WHAT IS A STATUTORY LISTED BUILDING?

Under the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, the Secretary of State is required to compile a list of buildings believed to be of special architectural or historic interest.

HOW ARE STATUTORY LISTED BUILDINGS CHOSEN?

Statutory listed buildings are chosen because of their architectural interest, their historic interest, or both. Age and rarity are a consideration. Most buildings erected before 1700 are listed; buildings erected between 1700 and 1840 are similarly listed but these are subject to stricter criteria; those built between 1840 and 1914 are only selected if they have some particular quality and character and those built after 1914 must be of exceptional quality to be included on the list.

Other factors for consideration include:-

- Architectural interest
- Historic interest
- Close historical association
- Group value

HOW MANY TYPES ARE THERE?

There are three types of statutory listed building: grade I, grade II* and grade II. This system reflects the building's rarity or quality, grade I being the highest and normally reflecting national or international importance.

WHERE IS THE STATUTORY LIST HELD?

The statutory list of buildings of special architectural or historic interest is prepared by the Department for Culture, Media and Sport (DCMS) administered by English Heritage and copies are available for consultation in the Planning & Engineering reception in the Civic Centre and in Local Studies, Bromley Central Library.

Each list entry gives the building's address and a brief description. It should be noted that the list description is for identification purposes only and does not attempt to identify all the structures or features protected or covered by the listing. Individual list descriptions are available from the Planning Division via fax or e-mail on request.

WHAT DOES STATUTORY LISTING MEAN?

Statutory Listing means that the building is protected by law. This protection extends to the whole building including the interior, back, front, sides and roof. It also extends to any object or structure fixed to the building as well as to any free-standing objects or structures which lie within the curtilage of the building and which were erected before 1 July 1948. Curtilage structures might include: - Garden walls, gates, railings, garages, outhouses, stables, statues, garden steps, balustrades or other structures.



WHAT IS LISTED BUILDING CONSENT?

Listed building consent is required for any demolition alteration or addition, which will affect the special interest of the building. Given the very wide variety of listed buildings it is difficult to specify what works will require consent in each instance. However, works which require listed building consent might include internal alterations, painting previously unpainted features inside or out, altering or replacing doors, windows or roof coverings, or fixing a burglar alarm or satellite dish to the outside of the property. Furthermore, listed building consent is required for works to curtilage structures. The Planning Regulations also apply and planning permission may be needed for some works including the alteration or erection of means of enclosure within the curtilage.

Listed building consent **must** be obtained from the Council **before** work begins. Failure to do so could result in **prosecution** and a **fine** or **imprisonment**. Application forms for listed building consent are available on the Council's website. When considering proposals the Council will seek to retain historic fabric and resist proposals that would harm the building or its setting.

REPAIRS

The replacement of a feature does not constitute its repair. However, the like-for-like repair of a feature on a listed building does not normally require listed building consent. The Planning Division should be informed of such works to ensure that the proposed materials and techniques used do not constitute an alteration or will not harm the building's special interest.

CAN A BUILDING BE REMOVED FROM THE LIST?

When a building is removed from the list, it is referred to as "De-listing". This can only be done by the Secretary of State through the Department for Culture, Media & Sport. Cases must prove that the building is not of special interest and therefore not worthy of inclusion on the statutory list.

FURTHER INFORMATION

Please contact the Planning Division Conservation Officers on:

Tel:- 020 8461 7532 or 020 8313 4664.

Fax:- 020 8313 0095

e-mail conservation@bromley.gov.uk

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This form is available upon request in large-print format. Updated April 2011

