

Listed Buildings Factsheet

Historic England is the public body that looks after historic buildings in England. Historic Scotland and Cadw and Historic Monuments carry out the same functions in Scotland and Wales.

The effect of listing is to protect the building against demolition, alteration and extension in any way that affects its character. This will include repair work following a fire or storm etc. Any such work requires “Listed Building Consent” from the local planning authority. It is an offence to proceed without consent, punishable by a fine and/or imprisonment.

Listed buildings fall into five groups:

- All buildings built before 1700 which are still mainly in their original form.
- Most buildings built between 1700 and 1840 if in their original form.
- Selected buildings built between 1840 and 1914 of definite quality and character.
- Selected high quality buildings built between 1914 and 1939.
- A few outstanding buildings built post-1939.

Particular regard is paid to an association with famous people or events, works of well-known architects, connections with social and industrial history and examples of good planning e.g. squares or terraces.

Listed Buildings are classified into “grades” for E&W and “categories” for Scotland:-

- Grade I/Category A – Buildings of exceptional interest.
- Grade II*/Category B – Particularly important buildings of more than special interest.
- Grade II/Category C – Buildings of special interest, warranting every effort to preserve them.

The same level of protection is given to each category. Approximately 94% of buildings fall into Grade II/Category C.

Most thatched and “black and white” houses will be listed.

Insurance considerations include:-

- The Insured may be required to reinstate the property to its original state.
- Cover on a first loss or modern materials basis is likely to be unsuitable.
- The property may be of unusual construction or contain structural or decorative features that will be difficult to reinstate.
- Good advice on rebuilding costs is essential but difficult to come by.
- The property may be open to the public for tours or used for business.
- The listed property may be part of a larger risk, e.g. a listed coachhouse.
- The property may not be owner occupied.

<https://www.historicengland.org.uk/listing/what-is-designation/listed-buildings/>