

- wood and plasterwork mouldings

The subdivision of rooms, removal of walls and insertion of false ceilings can all alter the proportions of a room and may require consent.

Making an Application

There is no fee for dealing with an application for Listed Building Consent. Application forms are available from the Environment Services Department at the address given.

The completed forms should be returned to the same address along with:

- detailed existing and proposed scale drawings and floor plans
- an Ordnance Survey site plan to a scale of at least 1:2500
- a block plan at a scale of 1:500
- as much supporting information as possible ie. thorough material specifications, joinery profiles, photographs etc.

The Conservation and Design Team of the Borough Council are always happy to offer advice about looking after your Listed Building and to discuss your proposals.

Related Statutory Permission that may also be necessary

Many proposals for works to a Listed Building may also require an application to be made under the Building Regulations or for Planning Permission. This leaflet does not attempt to cover this legislation but the Borough Council will be happy to advise on the relevant requirements.

Additional planning restrictions apply around a Listed Building, for example, planning permission is required:

- to erect or alter any fences, walls, gates etc. within the curtilage of a Listed Building
- for the provision, alteration, extension or improvement of buildings within the curtilage of a Listed dwelling house over a certain size.

Enforcement

It is an offence to execute works to a Listed Building

without Consent. The Borough Council is able, under a Listed Building Enforcement Notice, to require a building to be reinstated to its former state. It is also possible that large fines and terms of imprisonment may be imposed as a result of conviction in the Magistrates or Crown Courts.

You should, therefore, always check with the Council to establish if any work, however minor it may appear, needs Consent.

Conservation and Design Officer
Environmental Services Department
Wigan Council
Civic Buildings
New Market Street
Wigan WN1 1RP

Tel: 01942 404254

Fax: 01942 404222

Email: conservation@wigan.gov.uk

Web: www.wigan.gov.uk

Useful websites:

www.english-heritage.org.uk

www.dcms.gov.uk

Community and Local Government:

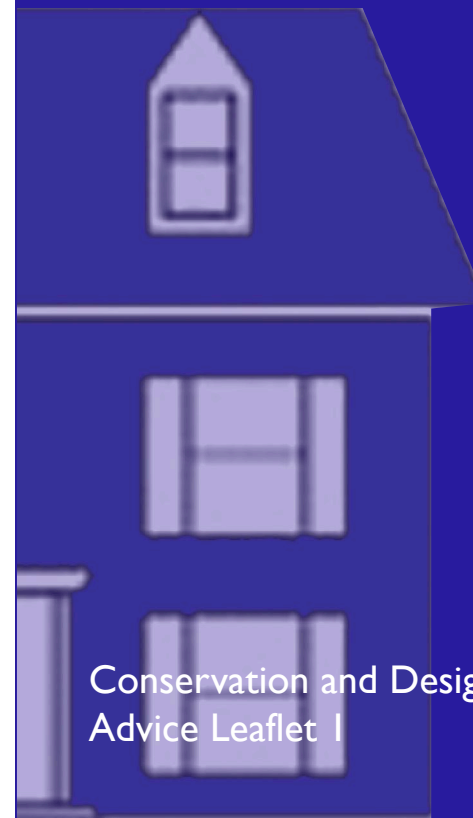
www.communities.gov.uk

www.buildingconservation.com

This leaflet can be made available on request in other formats including larger print, braille and a number of alternate languages.



What is a Listed Building?



Conservation and Design
 Advice Leaflet 1



What is a Listed Building?

The list of buildings of Special Architectural or Historic Interest is a register of our built heritage. It is compiled by the government under the Planning (Listed Buildings and Conservation Areas) Act 1990. About 441,000 buildings currently appear on the national list which is split into three categories:

- **Grade I** These are buildings of 'exceptional interest' and cover only 1.4% of all Listed Buildings. Wigan Borough has 1 building listed Grade I.
- **Grade II*** Wigan Borough has 10 of these buildings of 'more than special interest'.
- **Grade II** The majority of Listed Buildings fall within Grade II but this does not reduce their importance or their need for protection.

Listing is not meant to fossilise a building. It is important to manage changes to Listed Buildings and listing ensures that its architectural and historic interest is carefully considered before any alterations are made. Preservation of any Listed Building is always the priority but buildings can evolve and develop their character over time. Change can often be accommodated if the special character of the building, which makes it worthy of listing, is respected.

What can be listed?

Buildings are listed because of age, rarity, architectural merit and method of construction. The older a building is the more likely it is to be listed.

- All buildings built before 1700 which survive in anything like their original condition.
- Most buildings of 1700 to 1840, through selection is necessary.
- Buildings of definite quality and character built between 1840 and 1914. The selection is designed to include works of principal architects.
- Selected buildings of high quality or historic interest between 1914 and 1939.
- Buildings which are less than 30 years old are normally only listed if they are of outstanding quality.

- Buildings which are less than 10 years old are not listed.

Listed Building Consent

The list of buildings of special architectural or historic interest not only identifies important buildings, it is also a vital tool for protecting them. Listed Building Consent is necessary for works of internal or external alteration, demolition or extension to Listed Buildings. Buildings are usually listed in their entirety, inside and out. There is no such thing as just a Listed facade. You are strongly advised to contact the Council before carrying out any works to a listed property. Works which require consent include the following items. This is not, however, a complete list. Always check first.

1 Extensions

All forms of extension including porches, dormer windows and conservatories will require Listed Building Consent

2 Demolition

Of any part of a Listed Building, including chimneys etc.

Of some objects and structures within the curtilage of the Listed Building.

3 Fixtures

Attachment of the following items to any part of a Listed Building will require consent:

- satellite dishes
- shutters
- burglar alarm boxes
- external meter boxes
- rooflights
- fire escapes
- name plates
- door furniture
- exterior lighting
- infra red detectors
- signs and advertisements
- mail boxes
- new soil and ventilation pipes
- rainwater pipes and gutters

4 Decorative Alterations

- rendering or cladding any part of a building
- changes in paint colours
- use of non traditional finishes such as wood stain
- painting previously unpainted surfaces
- use of textured exterior wall coatings

5 Repair and 'Restoration' Works

Consent is not normally required for repairs to Listed Buildings as long as the work is identical in every respect of materials, techniques and design.

The following are likely to require consent:

- cleaning of the exterior of a building by methods other than water and brushes ie. abrasive and chemical methods
- replacing original lime render with a cement based render
- use of a different style of pointing or mortar mix to that existing, particularly replacing original lime based mortar with a modern cement alternative
- large areas of repointing
- changes of roof covering, such as the removal of original slates and their replacement with concrete alternatives
- changes of cast iron gutters and down pipes to plastic
- windows and doors which are not EXACT copies of the originals in appearance, materials of construction and design. This particularly includes the use of PVCu or aluminium items and any change in appearance from the existing windows including double glazing, different opening methods, obscure glazing, 'bulls eye' glass.

6 Interiors

Many interior alterations may also require Listed Building Consent. The requirement covers removal of and alteration to all features of historic value and may include:

- fireplaces
- room arrangements
- doors
- panelling
- staircases