

Useful Addresses

The Department for Culture, Media & Sport

2-4 Cockspur Street, London SW1Y 5DH

www.culture.gov.uk

English Heritage

1 Waterhouse Square, 138-142 Holborn,
London EC1 2ST

www.english-heritage.org.uk

The Civic Trust

Essex Hall, 1-6 Essex Street, London WC2R 3HU

www.civictrust.org.uk

National Monuments Record Centre

English Heritage, Kemble Drive, Swindon,
Wiltshire SN2 2GZ

www.english-heritage.org.uk

Ancient Monuments Society

St. Ann's Vestry Hall, 2 Church Entry,
London EC4V 5HB

www.ancientmonumentsociety.org.uk

Society for the Protection of Ancient Buildings

37 Spital Square, London E1 6DY

www.spab.org.uk

The Georgian Group

6 Fitzroy Square, London W1T 5DX

www.georgiangroup.org.uk

The Victorian Society

1 Priory Gardens, Bedford Park, London W4 1TT

www.victorian-society.org.uk

The Twentieth Century Society

70 Cowcross Street, London EC1M 6EJ

www.c20society.org.uk

The Portsmouth Society

10 Captain's Row, Old Portsmouth PO1 2TT

www.portsmouthsociety.org.uk



The Conservation Officer
Planning Services
Civic Offices, Guildhall Square
Portsmouth PO1 2AU

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www.portsmouth.gov.uk

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Portsmouth City
Council information
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9284 1127.



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Listed Buildings

Conservation and planning advice

www.portsmouth.gov.uk



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What is a listed building?

A “listed building” is one that has been included on the Secretary of State’s List of Buildings of Architectural or Historic Interest. The current List for Portsmouth has recently been reviewed by the Department for Culture, Media and Sport and a number of buildings have been added to the List.

The city currently has 444 list entries describing over 600 listed buildings. With the exception of some ecclesiastical buildings, they are classified in the following way:-

Grade I

These are buildings of exceptional architectural or historic interest and in Portsmouth include:

St. Thomas’s Cathedral in the High Street, the fortifications in Old Portsmouth and Charles Dickens’s Birthplace, Old Commercial Road.

Grade II*

These are particularly important buildings of more than special interest.

Grade II

Buildings of special architectural interest which warrant every effort being made to preserve them.

Structures can also be classified as listed buildings; these include old red telephone boxes, milestones and monuments.

To qualify for listing, buildings must possess special architectural or historic interest. In Portsmouth, most Georgian period buildings are listed (virtually all buildings built before 1700 are listed). Between 1840 and 1914 (Victorian and Edwardian periods) only buildings of definite quality are listed. Twentieth

Century buildings are considered if they are of exceptional quality. A building cannot be listed if it is less than 10 years old.

Is the entire building listed?

Yes, everything within the curtilage (boundary) of the building is listed including, for example, outhouses or the boundary wall (except post 1948 free standing structures). Every entry in the List includes a description of the building or structure. Although the descriptions include mention of important features, this does not mean that features which are not mentioned are unimportant and can be removed or altered without consent.

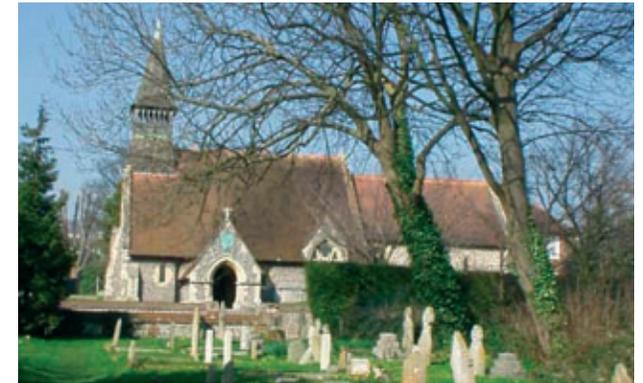
Control over works to listed buildings

Any work that would affect the building’s special architectural or historic interest requires the prior consent from the Local Planning Authority (City Council). **If you are planning to carry out any work to a listed building, internal or external, you are advised to contact the Conservation Team first.**

Listed building consent is normally required for

- **demolition**, in whole or in part, and
- **alterations** (internal and external) and **extensions** which would affect the building’s special architectural or historic interest.

It is a criminal offence to carry out works for the alteration, extension or demolition of a listed building which would affect its character as a building of special architectural or historic interest, unless such works are authorised.



An application for listed building consent should include detailed plans and elevations of the proposed alterations clearly indicating the materials to be used and/or photographs of the relevant structures to be demolished.

Consent is not normally required for maintenance or repairs to the building but check with the Local Planning Authority first. The Conservation & Design Team will also be able to advise on appropriate repairs to the building.

Works to listed buildings

Every care should be taken to avoid eroding the character and appearance of listed buildings by inappropriate alterations and repairs. As a general rule, repair of features is usually preferable to replacement. The use of appropriate materials is essential to retain the character of the building and to prevent harm from modern materials. Other leaflets are available in this series providing specific advice on repairs and alterations.

Maintenance

Owners of listed buildings have a duty to keep them in a good state of repair. Failure to do so could result in action being taken by the Local Planning Authority requiring the owner to carry out essential repairs.