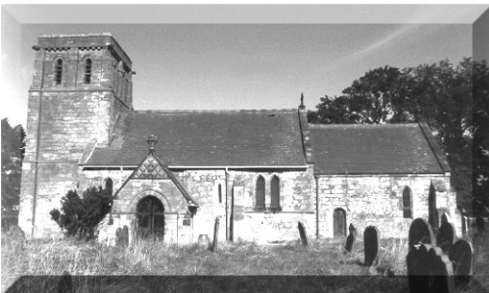


Working for you

Listed Buildings

in Harrogate District

UPDATED SEPT 2011



LISTED BUILDINGS

A listed building is defined by the Planning (Listed Buildings and Conservation Areas) Act 1990 as a building of architectural or historic interest which has been included in a list compiled by the Secretary of State for Culture, Media and Sport. The protection conferred by listing also covers any object or structure fixed to the building or, if erected before 1 June 1948, any freestanding object or building within the curtilage (including boundary walls).

There are an estimated 500,000 listed buildings in England, graded according to their quality and importance as follows:

Grade I: Buildings of exceptional interest (about 2% of the total)

Grade II*: Buildings of more than special interest (about 4%)

Grade II: Buildings of special interest, either in their own right or by virtue of their value as part of a group (about 94%)

At the time of writing, within Harrogate District, there are some 50 Grade I listed buildings, 110 Grade II* and 2,070 Grade II entries in the list, making a total of 2,230 entries. Because some entries, e.g. for a terrace of houses, comprise more than one building, it is estimated that the total number of listed buildings in the district is around 2,850. Besides 'buildings' as normally understood, the List includes bridges, milestones, crosses, stocks, monuments, tombs, statues, ruins, follies, dovecotes, garden features and telephone kiosks, to name but a few. With listing goes a duty of stewardship; owners are expected to care for their buildings and pass them on in good order to future generations.

Harrogate District's listed buildings cover the whole spectrum from important country houses to simple vernacular buildings and range from the impressive ruins of Fountains Abbey to the timber framed Wakeman's House in Ripon and the elegant spa buildings of Harrogate. The Obelisk in Ripon and the Railway Viaduct in Knaresborough are important examples of listed "non-buildings". Some listed buildings are also scheduled ancient monuments.



Old Hall, Weeton: House and attached barn, now outbuilding. Grade II. Late C17.

It is the council's legal duty to ensure that listed buildings within the district are preserved or enhanced for the benefit of future generations. Central Government policy on listed buildings is provided in Planning Policy Statement 5: Planning for the Historic Environment (PPS 5). Central Government guidance in support of the policies of PPS5 is contained within the PPS5 Historic Environment Planning Practice Guide. Both PPS 5 and the Practice Guide were issued in March 2010.



Pair of Double Stocks, North Rington: Grade II. Possibly late C17.

A copy of the List is kept by the council, and landowners, prospective purchasers or other interested parties may obtain a copy of the entry for any listed building from the Conservation and Design team (see back page). Descriptions of listed buildings are also accessible on the internet at the National Heritage List for England which is maintained by English Heritage: <http://list.english-heritage.org.uk/>

PROTECTION OF LISTED BUILDINGS

It is a criminal offence, punishable on indictment by an unlimited fine and/or up to twelve months imprisonment, to demolish a listed building, or to extend or alter it in a manner which would affect its character, without having first obtained listed building consent from the local authority.

It is a common misapprehension that listing only protects the exterior of a building or its principal elevation or those items specifically mentioned in the List description, particularly in the case of Grade II buildings. In fact, *all* parts of a listed building, inside as well as out and regardless of grade, are protected by the requirement to obtain listed building consent for any alterations which would affect its character.

The council's officers will advise on whether a proposed alteration would affect the character of the building and so require consent. The need to obtain listed building consent is in addition to any other statutory requirements which may need to be met, such as planning permission or building regulation approval. It may, however, sometimes be possible to relax building regulations in order to preserve the character of a listed building.

If you believe a building is worthy of listing due to its architectural or historic interest, you can apply to have it listed by the Secretary of State via English Heritage. English Heritage's website provides an online form and guidance notes for what information should be submitted with your listed building nomination at:

<http://www.english-heritage.org.uk/professional/protection/process/online-application-form/>



Hall Farmhouse, The Green, Green Hammerton: Grade II. Early C19.

If you know of any threat to an unlisted building which you feel should be listed, please contact the council's Conservation and Design team (see back page). If the council feels that the building is of sufficient merit, it may either give it immediate protection by issuing a Building Preservation Notice or ask the Secretary of State to 'spot-list' it.

NORMAL MAINTENANCE WORK

All buildings require regular maintenance and repair to stave off the natural processes of decay. This does not need listed building consent provided that it does not affect the character of the listed building concerned and that existing or matching materials are employed. Thus a listed building with a stone slate roof may be reroofed in the same material (provided any graduation in the size of slates from ridge to eaves is maintained and the slates are not turned). Reroofing in a different material, e.g. concrete tiles, would require consent and it is unlikely that this would be granted. For clarification, please contact the council's Conservation and Design team. The aim should always be to retain and repair as much of the historic fabric as possible, rather than to replace it unnecessarily. Any significant demolition and rebuilding is likely to require listed building consent.



The Courthouse, Minster Road, Ripon: Grade II. 1830.*

RESTORING ORIGINAL FEATURES

At first sight, the desirability of restoring a building's original features may seem self evident but this is not always the case. Firstly, it is not always clear what these may have been, so that any attempted restoration may be conjectural. Secondly, restoration to a particular period, especially in the case of an informal, vernacular building, may involve a loss of its history as evidenced by its fabric. On the other hand, some changes, such as the restoration of glazing bars to the windows of a formally designed Georgian house where these have been lost, would normally be encouraged. Listed building consent is required so that each case can be considered on its merits. Where alterations are to be carried out which will require and receive listed building consent, these elements of the work may be zero rated for VAT.

IF A LISTED BUILDING FALLS INTO DECAY

Where a listed building is being allowed to decay, the council may issue a Repairs Notice requiring the owner to carry out works to secure the proper preservation of the building. If these are not carried out, the council may acquire the building compulsorily subject to the consent of the Secretary of State for Culture, Media and Sport. Where the building has been deliberately neglected with a view to developing the site, the council may acquire it at a price that ignores the potential development value. Alternatively, where a building is wholly or partly vacant, the council may serve an Urgent Works Notice to require emergency repairs to be carried out, undertaking the work itself and recovering the cost from the owner if the Notice is ignored. However, these powers are used only in exceptional circumstances. The owners of most listed buildings take good care of them and it is not normally necessary for the council to intervene.



Knaresborough Railway Station: Grade II. 1865, rebuilt 1890.

FINANCIAL ASSISTANCE

Many owners of listed buildings may feel that, because of the additional costs and constraints which listing imposes, e.g. the need to use traditional materials and components when undertaking repairs, that there should be an automatic entitlement to grant to offset such costs. Unfortunately, available resources do not permit this. However, the following grants **may** be available for the repair of listed buildings in the Harrogate District:

GRANT: Historic Buildings and Monuments Grants

Grant making body: English Heritage

Eligible Works: Repairs to Grade I and II* listed buildings and scheduled ancient monuments. (Grade II buildings outside conservation areas are not normally eligible for English Heritage grant aid).

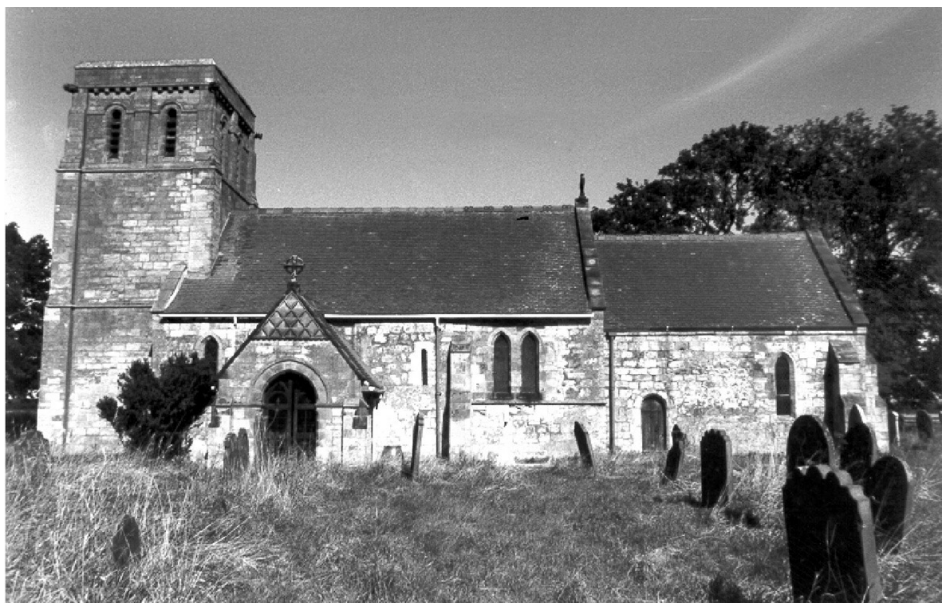
Percentages & grant maxima: Not specified - dependent on needs of building and means of owner.

GRANT: Church Grants

Grant making body: English Heritage/Heritage Lottery Fund

Eligible Works: Repairs in excess of £10,000 to listed churches in use for worship where congregation cannot meet cost of repairs.

Percentages & grant maxima: Not specified - dependent on needs of church building and means of congregation.



Church of All Saints, Moor Monkton: Grade II. Late C12, with tower and major restoration of 1879.*



Newby Hall: Grade I. 1697.

GRANT: Built Environment Initiative

(only within Nidderdale Area of Outstanding Natural Beauty [AONB])

Grant making body:

Harrogate Borough Council

Eligible Works:

Structural and external repairs to listed buildings and scheduled ancient monuments (SAMs). External repairs to buildings in conservation areas may be eligible.

Percentages & grant maxima:

Public, community or charitable buildings, buildings at risk, SAMs: 50%, maximum grant £10,000.

Privately owned buildings in present ownership for over 3 years: 50%, maximum grant £5,000.

Full details of the Nidderdale AONB Built Environment Initiative can be found at:

<http://www.nidderdaleaonb.org.uk/nidderdale-63>

For listed buildings which are not eligible for grant in any of the three schemes described in this leaflet, funding may be available from the Heritage Lottery Fund, Central Government departments or charitable trusts. The website 'Funds for Historic Buildings (<http://www.ffhb.org.uk/>) allows you to search all potential sources of heritage grant funding based on the building's ownership, location and use. The website is maintained by the Architectural Heritage Fund. A Building Preservation Trust wishing to acquire, restore and sell on a listed building on a revolving fund basis may obtain a low interest loan to finance the project from the Architectural Heritage Fund



Dutch gable to rear of St. Agnes Lodge, High St. Agnesgate, Ripon: Grade II. 1693.*

FURTHER INFORMATION

If you would like further information on listed buildings, please contact:

The Conservation and Design team
 Department of Development Services,
 Knapping Mount, West Grove Road
 HARROGATE HG1 2AE
 (01423) 500600 (switchboard)
 (01423) 556589/91/93 (direct lines)
heritage@harrogate.gov.uk