

WHAT DOES THE LISTING COVER?

It is worth noting that in law, the listed building comprises not only the building itself; but also features fixed to it (e.g. flagpoles or sculptures) and also independent buildings or structures within the grounds of the building that were built before July, 1948. An example of this would be a farm building located in a farmyard close to a listed farmhouse.

Therefore listed building consent may be required to demolish or alter buildings and features within gardens or boundaries of listed properties.

Listed building consent may also be required to undertake works to properties which were once within the curtilage of a listed building, but which have subsequently been sold after the date of listing.

WHAT ARE YOUR RESPONSIBILITIES IF YOU OWN A LISTED BUILDING?

If you own a listed building it is your responsibility to ensure that you are not acting illegally by demolishing it or altering it in a way which would affect its character without first obtaining listed building consent.

[A separate leaflet is available on this topic].

Also, it is your responsibility to keep the listed building in a good state of repair. Grant assistance may be available from Cadw to help you do this.

If you own a listed building and are unsure if any works you propose will require listed building consent, please ask, as it is an offence to carry out works to a listed building without first obtaining any necessary authorisation. You can contact officers of the Council's Conservation & Design Team on 01446 704626/8 for advice.

FURTHER QUESTIONS

Should you have any further questions or require advice about the information provided here or any other aspect of listing. Please do not hesitate to contact Officers of the Council's Conservation and Design Team.



Vale of Glamorgan Council,
Conservation & Design Team

Tel: 01446 704628

Fax: 01446 704846

or write to

Vale of Glamorgan Council,
Docks Office,
Barry Docks. CF63 4RT

Cadw may be contacted at

Cadw
Welsh Historic Monuments.
Crown Building,
Cathays Park,
Cardiff. CF10 3NQ

Tel: 02920 826160



CONSERVATION IN THE

VALE



A Guide to

Listed Buildings



WHAT IS A LISTED BUILDING & WHO DESIGNATES THEM?

A listed building may be a building, structure or artefact that is considered of special architectural or historic interest and which is included on a statutory list compiled by the National Assembly for Wales.

Once included on the list, the character of these buildings is protected in law. The ability to alter, extend or demolish a listed building is thereafter strictly controlled, primarily through the requirement to obtain 'listed building consent' before undertaking such works.

In Wales the responsibility for designating buildings worthy of protection lies with Cadw, Welsh Historic Monuments as an Executive Agency of the National Assembly for Wales

HOW DOES A BUILDING BECOME LISTED?

Buildings are listed for their architectural or historic interest, or sometimes both.

Cadw is at present undertaking a national review of listed buildings in Wales. This survey should be completed by the end of 2005.

Practically, the survey is undertaken by field inspectors who assess the architectural and historic merits of all buildings on a community by community basis.

There is, therefore, an opportunity for currently unlisted buildings to become listed, or for existing listed buildings to retain their status. Some buildings may also be removed from the list if their character or quality has deteriorated.

Sometimes, if an unlisted building is recognised as being architecturally or historically important, and comes under threat of demolition or alteration, it may be protected by the service of a 'Building Preservation Notice' (which has the effect of listing for a temporary period) or by immediate 'spot listing' by Cadw.

Buildings selected for listing generally fall into one of three categories

- All buildings built before 1700 which survive in anything like their original condition.
- Most buildings dated between 1700 and 1840 (with some qualitative selectivity)
- The best examples of post 1840 building types that exhibit a definite quality and character.

Buildings less than 30 years old are normally only listed if they are of exceptional quality and under threat.



HOW ARE LISTED BUILDINGS CLASSIFIED?

There are now 3 grades of listed building:

Grade I Buildings of exceptional interest. (e.g. St. Augustine's Parish Church in Penarth). Only about 4% of listed buildings in the Vale fall into this category.

Grade II* Buildings which do not merit Grade I status but which are considered worthy of an elevated status above other buildings of special architectural and historic interest. Around 10% of listed buildings in the Vale are Grade II*, such as the Town Hall in Cowbridge.

Grade II Buildings of special architectural and historic interest. (e.g. the former Customs House and Marine Office in Barry). About 83% of listed buildings in the Vale are of Grade II status.

The remaining 3% of listed buildings in the Vale are churches classified under an older ecclesiastical listing system as either Grade 'A' or 'B'. This system is gradually being phased out as communities are resurveyed.

Listed Buildings