

PROCEDURES/ GOOD PRACTICE

Listed building consent and planning permission are therefore very different and sometimes works will require both types of authorisation before they can go ahead.



When both listed building consent and planning permission are required, separate applications need to be made to the Council. It is good practice, and often beneficial to make both applications at the same time.

The other major difference between planning permission and listed building consent relates to

the way in which unauthorised works are dealt with.

Where works are undertaken without planning permission they are said to be 'unlawful' in planning terms and may result in enforcement action being taken by the local planning authority.

Where works are undertaken without listed building consent, or where conditions relating to an approval of listed building consent are not appropriately discharged, this is an absolute offence in law and liable to prosecution which may result in a fine and/or imprisonment.

If you own a listed building and are unsure if any works you propose will require listed building consent, you can contact officers of the Council's Conservation & Design Team for advice on 01446 704626/8.

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 704626/8

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



The difference between
Planning Permission
and
**Listed Building
Consent**



WHAT IS THE DIFFERENCE BETWEEN PLANNING PERMISSION AND LISTED BUILDING CONSENT?

PLANNING PERMISSION

Planning permission is required for 'development' being any building, engineering, mining or other operation or change of use of land or buildings (including demolition).

Planning permission considers the implication of development proposals in terms of their social, economic and environmental impact. Applications for planning permission are considered in terms of how proposals will affect the amenities of neighbours or the public in respect of use, design, appearance, noise, fumes, access and transport capacities, car parking availability, etc.



LISTED BUILDING CONSENT

Listed building consent is the authorisation needed to demolish or alter a listed building.

Any works which will affect the character/ special interest of a listed building, whether internal or external, structural or decorative, will require listed building consent.

The requirement to obtain listed building consent prior to undertaking works to a listed building has been specifically introduced by government to allow the local planning authority and Cadw an opportunity to protect the special architectural and historic interest of a listed building.

Applications for listed building consent are considered on the basis of how proposals will affect the character, appearance, and architectural and historic integrity of the building.

Consequently many alterations or acts of repair (new windows, re-pointing, re-roofing, painting etc.) may require listed building consent, but may not necessarily require planning permission.