

CONSEQUENCES OF NEGLECT

Although most listed building owners are proud of their buildings, and maintain them in good order voluntarily, failure to do so can result in action being taken by the Local Authority.

In exceptional circumstances of neglect the Council can serve a 'Listed Buildings Repairs Notice' specifying any works it considers necessary to ensure for the preservation of the building. If the works are not undertaken, this may lead to action to compulsorily purchase the property.

Powers are also available which allow the Council to undertake emergency repairs to preserve unoccupied listed buildings and to seek reimbursement of its costs through the courts.



MAINTENANCE AND ASSISTANCE

Both Cadw and the Council recognise that maintaining the special interest of a listed building can be difficult and costly.

Cadw, Welsh Historic Monuments will therefore consider applications for grant assistance to help with the cost of works specifically related to preserving the conservation interest of a listed building (as opposed to everyday maintenance).

The Council can also provide advice in respect of appropriate repair methods/materials and technologies and may also be able to assist with the cost of works which qualify for any available grants.

Applications can also be made to HM Customs & Excise to claim the reimbursement of V.A.T. on works to dwellings which have been granted listed building consent.

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 practical implications of

Listing

and a guide to

Listed Building Consent

THE PRACTICAL IMPLICATIONS OF LISTING AND A GUIDE TO LISTED BUILDING CONSENT

The Vale of Glamorgan is an area rich in architectural and historic heritage. This is represented in the fact that there are over 500 listed buildings, structures, and artefacts within the Council's area. But although 'listed building' is a familiar term to many, the implications of listing are rarely fully understood.

WHAT ARE THE PRACTICAL IMPLICATIONS OF LISTING?

In Wales, buildings are listed by Cadw as an Executive Agency of the National Assembly for Wales

The listing of a building by Cadw is a recognition of its special architectural or historic interest and affords it special protection in law. It is illegal to demolish or alter a listed building in any manner which would affect its character without first obtaining 'listed building consent'.

The owners of listed buildings are also responsible for keeping them in a good condition.

Listed Buildings

REPAIRING AND ALTERING LISTED BUILDINGS

If you wish to repair or alter a listed building, you may need 'listed building consent'. What is not commonly appreciated is that any works, even those intended to improve the property, may require listed building consent if they will alter the building's character.

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

Similarly, the extent of the listing is not often recognised. 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.



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.

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 on 01446 704626/8 for free advice.

It is an offence to carry out works to a listed building without first obtaining any necessary authorisation, so if in doubt, please ask.