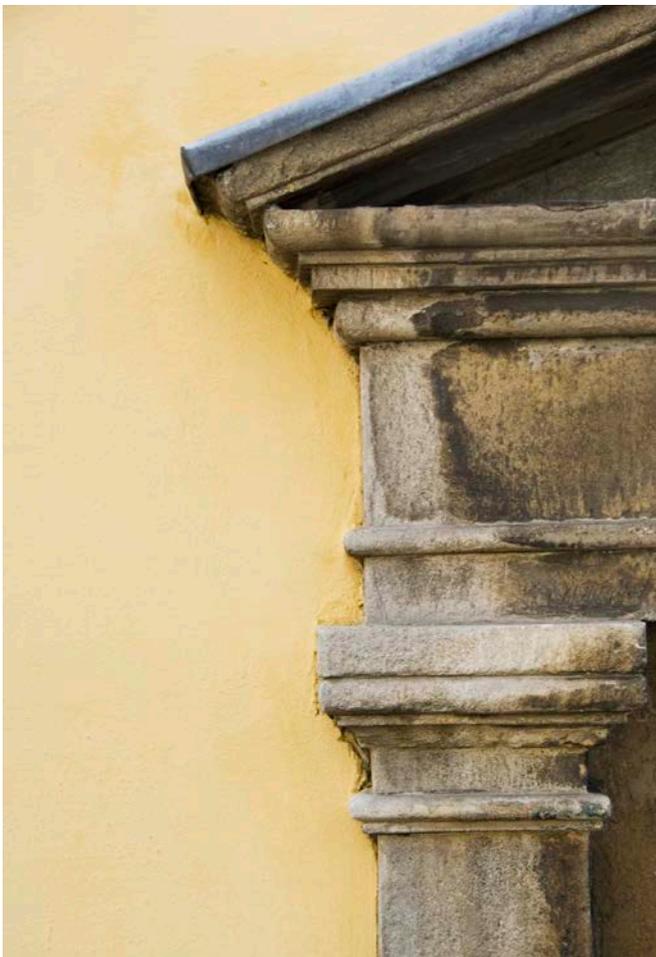
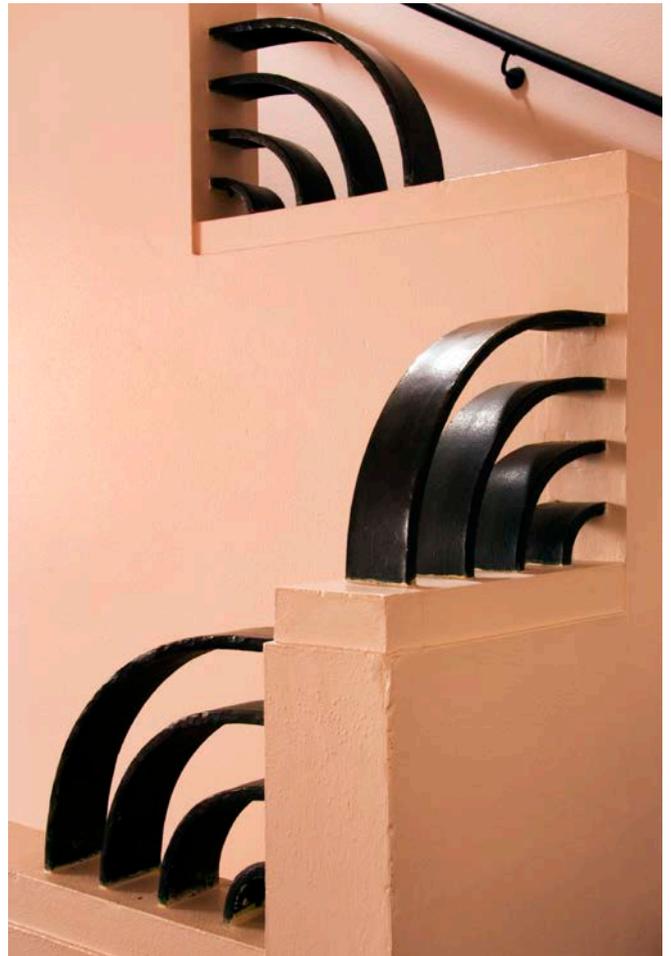




Historic England

Listed Building Consent

Historic England Advice Note 16





Summary

This Historic England Advice Note gives both general advice for owners of listed buildings about listed building consent as an application process and on how to judge whether proposals need consent, how to achieve certainty on the need for consent and how to make informed applications. It also gives advice on works which may or may not need listed building consent, depending on how the works are proposed to be carried out.

The advice note emphasises that informed applications are based on an understanding from the start of where special interest of a listed building lies. It outlines the staged approach by which an owner will maximise the chance of a successful listed building consent application and how helpful it is to take advice from professional advisors and experienced contractors/craftspeople. Finally, the annex contains a table giving information helpful to owners of listed houses on the need for listed building consent, or not, for works they might more usually wish to carry out to their home.

Front cover

Top left: Hampton Place, Brighton, East Sussex.

Bottom left: Detail of limewash wall and door surround, 14 Gloucester Street, Malmesbury, Wiltshire.

Top right: Detail of stair, Barford Court, Hove, East Sussex.

Bottom right: Detail of Bungaroosh wall, Brighton and Hove, East Sussex.

This document has been prepared by Dr Richard Morrice of Historic England.

This edition published by Historic England June 2021.

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Please refer to this document as:

Historic England 2021 *Listed Building Consent: Historic England Advice Note 16*. Swindon. Historic England.

[HistoricEngland.org.uk/advice/planning/planning-system](https://historicengland.org.uk/advice/planning/planning-system)



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1

Introduction

1. Historic England published [A Guide for Owners of Listed Buildings](#) to answer some of the most commonly asked questions by those who live in or care for listed houses. It was intended to point owners in the right direction when wanting to know more about the listing process or what to consider when making changes to their home. We have also published [Historic England Advice Note 2: Making Changes to Heritage Assets](#) which explains the key principles behind decisions on repair, restoration, alteration and extension of listed buildings. Both owners and local planning authorities often have questions about the ordinary kind of works to which all listed buildings are subject from time to time and, particularly, how to get greater certainty as to whether listed building consent (LBC) is likely to be needed or not.
2. Intended to fill this gap, this advice note gives general advice on the listed building consent process, as set out in historic environment legislation, the policy in the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guidance (PPG). It is not an explanation of the full breadth of applications for listed building consent concerning proposals for all kinds of listed buildings. Alternative approaches may be equally acceptable, provided they are demonstrably compliant with legislation and national policy objectives. It also provides helpful advice to listed building owners in judging whether listed building consent is required, or not, for certain works. Annex 1, at the end of this advice, lists the types of work that are more commonly carried out to listed homes with some illustrations of everyday scenarios concerning works to listed buildings, and an indication of when listed building consent is not required. It also contains a glossary of useful terms.
3. Listed building consent was introduced both to protect historic buildings with special interest and to allow change to them within the limits of that special interest. The policy in the NPPF helps owners of listed buildings to understand the special interest – the significance – of their building before the proposals are drawn up, and helps the local planning authority (LPA) to understand both special interest and the impact of the proposal on it, before it determines the application. The LPA must place considerable weight ('great weight' in the terms of the NPPF) on the need for conservation. This means that changes to listed buildings which may result in some harm should be avoided or, if that is not possible, the impact minimised. However, the LPA may grant LBC for the works if the public benefit outweighs that harm.

4. This advice note supports this balance. An inflexible approach without compromise, either by the LPA in refusing change, or by the applicant in seeking change, may prevent new life being brought to listed buildings. A well-informed, reasonable and proportionate approach on both sides – informed by requirements in legislation and policy – is essential. In works to listed buildings, it is always useful to take appropriate heritage-skilled advice from the beginning of a project. The quality of both proposals and applications may therefore be improved, making applications simpler and quicker for local planning authorities to handle, and enabling owners to proceed with appropriate works.

2

Legal and policy background

5. Listing was introduced in the late 1940s after war damage had shown that the protection of the built heritage of England was not only important in itself but also vital to sustaining the familiar and cherished local scene and enhancing the sense of local distinctiveness. This uniqueness is an important aspect of the character and appearance of our towns, villages and countryside. The economic, social and environmental value of the historic environment has since become increasingly apparent. Listing is now the most familiar way to protect the special interest of historic buildings while allowing owners to up-date and use their buildings. The protection regime for listed buildings is set out in law, the Planning (Listed Buildings and Conservation Areas) Act 1990, with clarification of the approach to be taken in policy (the NPPF) and guidance (PPG).

Legislation - Planning (Listed Buildings and Conservation Areas) Act 1990

Listed building consent is required under section 7 of the Act: ‘...no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised’.

Under section 8, works for alteration or extension are authorised by written consent granted by the local planning authority or the Secretary of State and executed in accordance with the terms of the consent and of any conditions attached to it. Works for demolition are authorised if consent has been granted and the works are executed according to the terms of the consent and any conditions.

Section 9 covers offences in cases where the terms of the Act are contravened. Section 16 gives the basis on which the local planning authority or the Secretary of State grants consent; that they have ‘to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses’.

National Planning Policy Framework (NPPF)

In determining applications for works to listed buildings, bearing in mind their significance and the impact of the proposal(s) on that significance, local planning authorities have to take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

When ‘considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given (by the local planning authority) to the asset’s conservation (and the more important the asset, the greater the weight should be)’¹.

Planning Practice Guidance (PPG)

The PPG gives further detail on the LBC process, as well as outlining where planning permission would be required for works to a listed building, and also other procedures by which LBC can be granted, including the procedure for Certificates of Lawfulness of Proposed Works: [Planning Practice Guidance: Heritage Consent Processes](#).

The PPG describes listed building consent being required when ‘Any works to demolish any part of a listed building or to alter or extend it in a way that affects its character as a building of special architectural or historic interest require LBC, irrespective of whether planning permission is also required. For all grades of listed building, unless the list entry indicates otherwise, the listing status covers the entire building, internal and external, and may cover objects fixed to it, and also curtilage buildings or other structures’: [Planning Practice Guidance: Heritage Consent Processes](#), paragraph 044.

1 For the avoidance of doubt, the two requirements – ‘special regard’ and ‘great weight’ have been held by the courts to be equivalent. Case law ([Mordue v SSCLG](#) [2015] EWCA Civ 1243) notes that ‘paragraph 134 of the NPPF (2012) appears as part of a fasciculus of paragraphs, ...which lay down an approach which corresponds with the duty in section 66(1). Generally, a decision-maker who works through those paragraphs in accordance with their terms will have complied with the section 66(1) duty’. This suggests that the ‘special architectural and historic interest’ of a listed building which is protected under the terms of the 1990 Act may be regarded as equivalent to its significance as a heritage asset under the NPPF.

Do I need listed building consent?

6. Listed building consent is needed for works to listed buildings which affect their 'character' as buildings of special architectural and historic interest (abbreviated here as special interest), both those which impact special interest negatively and those which would enhance it. It is therefore important to know which works will have no impact on the special interest of a listed building, those which definitely would have such an impact, and those problematic works which might have such an impact, dependent on how they are carried out:

- **Works which definitely do not require listed building consent**
Some works obviously do not affect the special interest of listed buildings at all, such as normal cleaning of leaves out of gutters. These are works for which there is no area of doubt as to whether consent is needed.
- **Works which definitely require listed building consent**
On the other hand, some works obviously affect special interest, not only those to demolish and extend listed buildings but also to alter them, such as to reconfigure a Georgian staircase or change a nineteenth century roof structure. These certainly need LBC. They include both works that negatively affect special interest and also those that could positively affect it such as the reinstatement of a missing wing.
- **Works where listed building consent might be required**
Finally, there are those works where the need for consent is triggered by more subtle factors, where changes affect special interest thereby generating the need for listed building consent. These include the way in which the works are carried out or the level, scale or intensity of the work proposed. They may not need LBC if carried out in one way but may very well need LBC, which might even be refused, if carried out in another. The annex to this advice shows some of the more common types of work where these subtle factors could result in the need for LBC.

Achieving certainty as to the appropriate consent for works

7. Carrying out work which affects special interest, and does not have authorisation, is a criminal offence. Prosecution is a possibility, and/or the LPA could take enforcement action, without time limits, requiring those responsible (or a subsequent owner) to reinstate or make good lost or damaged fabric, thus addressing the harm caused. Non-compliance with conditions may also lead to enforcement and prosecution. Using this advice note carefully should make unauthorised works resulting in enforcement and prosecution much less likely, but some owners may want a greater degree of certainty that they have the correct consent in place.

8. Where it is clear that LBC is needed, an application is required. If it is less clear, the applicant can use the advice in this note, take expert advice and then, where appropriate, seek certainty from the LPA that no consent is needed for the works:

- By an exchange of correspondence with the local planning authority,
- By pre-application discussions, or
- By seeking a Certificate of Lawfulness of Proposed Works.

■ **Taking appropriate professional advice**

Expert advice on where the significance lies and its sensitivity to change can help in considering whether proposed works would need LBC. An expert historic buildings architect, surveyor or consultant can often help to establish whether LBC is likely to be needed but is unlikely to provide the certainty which the LPA can give.

■ **Exchange of correspondence**

Where the staged approach (see below) suggests that there is only a limited likelihood that LBC is required, a letter of comfort from the LPA may help to clarify whether a particular course of action is correct. Though a helpful indication from a specialist officer, it will lack certainty because it would be informal and non-binding. There may be no fee for this service.

■ **Pre-application discussion**

Formal pre-application discussion with the LPA will undoubtedly provide the applicant with greater certainty about a proposal. The PPG gives further information about [pre-application engagement](#) and each LPA will give information about its provision and the charges for the service on its website.

■ **Certificates of Lawfulness of Proposed Works (CLPWs)**

Strict certainty as to whether proposed works for the alteration or extension of a listed building would not affect the special interest of the listed building – that is, be lawful – can be sought from the LPA by applying for a Certificate of Lawfulness, describing the works proposed to the building. If the LPA is satisfied that the works would not affect its character, it must then issue a Certificate to that effect. If not, it must refuse the application. There is no charge for a CLPW.

Further information on [how to make an application for a CLPW](#) can be found on the Planning Portal, with a note on the information needed. An application for a CLPW cannot be submitted retrospectively, i.e. for works which have already been carried out, nor does a CLPW remove the need to apply for planning permission for any of the works covered by a CLPW. A CLPW lasts for 10 years, more than twice as long as a listed building consent (see paragraph 40), and application is free.

Application for Listed Building Consent

9. Where the application is for a proposal which would affect the special interest of a listed building, an application for LBC will be needed.

3

Making successful applications for listed building consent

10. In applying for LBC it is important first to identify what is of special interest/significance, and secondly how the proposal avoids harm to the special interest of the listed building or, if avoidance of harm is not possible, how it will minimise that harm. The proposal may be neutral in impact but it may also provide opportunities for that special interest to be enhanced. It helps the local planning authority, too, by ensuring that the correct information for an LBC application is provided, giving clear and convincing justification for any harm which can then be taken into consideration by the LPA determining the application.

The staged approach to decision-making

11. To reduce the risk of abortive works, raised costs and delays, Historic England strongly advises that this staged approach is used; the following steps ensure that decisions about a proposal are taken in the right order².

- 1 Understand the history, form and materials of the listed building, and its setting where relevant
- 2 Analyse and understand its special interest
- 3 Develop the proposal, so as to conserve that special interest
- 4 Work out whether the proposal would harm that special interest
- 5 Consider alternatives which avoid or minimise any harmful impacts on special interest and take opportunities to better reveal or enhance it
- 6 Justify any remaining harmful impacts
- 7 And, where harm is permitted by LBC to important elements of a listed building, an analysis and record of elements being lost may be made, disseminated and archived

2 See for instance [Historic Environment Good Practice Advice in Planning 2: Managing Significance in Decision-Taking in the Historic Environment](#) (paragraph 6) and [Historic England Advice Note 12 - Statements of Heritage Significance: Assessing Significance in Heritage Assets](#) (paragraph 6, etc).

Analysing special interest

12. The NPPF requires applications for listed building consent to ‘describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance’. For example, where significance and/or impact are relatively low, as will be the case in many applications, only a few paragraphs of information might be needed, but if significance and impact are high then much more information may be necessary.

13. Therefore, Historic England recommends that the level of detail provided must be sufficient to describe the significance of a heritage asset, to understand the impacts of a proposal on that significance and therefore the steps which follow on (avoidance, minimising of impact, and enhancement of significance). Understanding significance/special interest smooths the path to a better scheme and assists the assessment of impact by the LPA. Further information on both the staged approach and proportionate approaches to Statements of Heritage Significance can be found in [Historic England Advice Note 12 - Statements of Heritage Significance: Assessing Significance in Heritage Assets](#).

List descriptions

A listed building has special architectural or historic interest. The entry in the statutory list – the [National Heritage List for England](#) (NHLE) - contains a description of the building to aid identification but may not expand upon the particular nature of the interest. Many older entries comprise just a description of the building and some of its features but more recent entries will set out a summary of the nature of the special interest the building possesses at the time of designation. However, even then descriptions are not a comprehensive or definitive record of the special interest or significance of the building (this is not their purpose) and the amount of information in the description varies considerably. See [What is listing?](#) and [Listing Enhancement Service](#) for further information.

Any omission from the list description of a feature or reference to the interior does not indicate that it is not of interest; advice should be sought from your specialist advisor or the LPA if there is doubt in a particular case.

Listed buildings are graded to reflect their relative special architectural and historic interest.

- Grade I buildings are of exceptional special interest;
- Grade II* buildings are particularly important buildings of more than special interest;
- Grade II buildings are of special interest, warranting every effort to preserve them.

Historic fabric, building design and special interest

14. The special interest of listed buildings is evident in building fabric and in design, that is in plan form, exterior and interior arrangement, features and decoration, all of which may present constraints or opportunities. Buildings develop as times change, expressing the social, economic, technological and artistic history of their times. Their special interest is expressed in their construction techniques, materials and craftsmanship, form and layout; their historic associations, and function, and the way that function has changed and the building therefore developed over time; and the evidence these give of innovation, past activity, social and economic change, which differ from place to place reflecting local environments, patronage and circumstances.

15. Of course, where the fabric has clearly failed, for whatever reason, or the layout constricts beneficial, compatible, use today, it will need to be repaired, and may need to be replaced or altered, but those repairs and/or alterations need to be carried out in a way which matches or complements the fabric and design of the listed building, thus following the policy in the NPPF. Retention of as much historic fabric with its evidential layers of history, layout and features as possible, together with the use of appropriate materials and methods of repair, is likely to fulfil the NPPF policy to conserve heritage assets in a manner appropriate to their special interest. More information on these matters is available in [Historic England Advice Note 2: Making Changes to Heritage Assets](#), particularly in section 3.

Justifying harm

16. Most of the works which an owner or an applicant wishes to carry out to a listed building will, if they affect special interest at all, affect it only in relatively small ways which can be avoided simply by ensuring that the works are carried out so as not to harm that special interest. In some cases, works are proposed which would affect special interest but not involve harm to it, for instance where works enhance the special interest. In such cases an application for LBC would be needed and the LPA would follow the policy in the NPPF.

17. Where works are proposed which would lead to harm, local planning authorities would again follow the NPPF; any harm or loss of significance would require clear and convincing justification. The NPPF points out that ‘Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset (in this case a listed building), this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use’. These benefits are defined in the PPG as ‘anything that delivers economic, social or environmental objectives as described in the NPPF’, and which are ‘of a nature or scale to benefit the public at large and not just be a private benefit’ (see [PPG, paragraph 020](#)). Proposals which would lead

to 'substantial harm or total loss' under the terms of the NPPF require weightier justification but the NPPF notes such harm or loss as exceptional (wholly exceptional in the case of Grade I or II* listed buildings).

18. The PPG makes it clear that change that leads to better conservation of the listed building may also be a public benefit. The PPG suggests that examples of heritage benefits may include ([PPG, paragraph 020](#)):

- Sustaining or enhancing the special interest of a listed building and the contribution of its setting,
- Reducing or removing risks to a listed building, and
- Securing the use of a listed building which is both most useful to the owner and most supportive to its long-term conservation (its optimum viable use – see [PPG, paragraph 015](#)).

Listed building consent and planning permission

19. This advice note is about LBC which is needed for works which would affect the special interest of a listed building. However, such works may also need planning permission which is a different kind of permission, needed for works which constitute development and/or change of use (see [PPG paragraph 001](#) and [paragraph 043](#)).

20. Some proposals (particularly for internal works affecting special interest) will only need LBC; some proposals, such as a new freestanding building in the garden, will only need planning permission. Some, however, will need both, for example material external works, such as works which would affect the external appearance of a listed building.

Development permitted under the General Permitted Development Order

21. Works which are permitted under the [General Permitted Development Order \(GPDO\)](#) are also more restricted for listed buildings. Under the GPDO some minor works are permitted to all owners of classes of land or buildings but these are in some ways restricted for listed buildings (like the ability to erect fences and boundary walls around listed houses). This does not mean that they are prohibited, just that they need an application for planning permission. See the PPG: [What are permitted development rights?](#) for further information.

Listed buildings and other designated heritage assets - conservation areas, historic parks and gardens, scheduled monuments and battlefields

22. Local planning authorities designate conservation areas while Historic England compiles registers of historic parks and gardens and battlefields and UNESCO designates World Heritage Sites. All of these may contain listed buildings but the designation of the wider town- or landscape does not supersede the need for LBC.

23. Where a listed building is also protected as a scheduled monument under the terms of the Ancient Monuments and Archaeological Areas Act 1979 scheduled monument consent (SMC), rather than LBC, is needed before undertaking any works to the building. The Historic England website has further information – see [scheduled monument consent](#).

Listed buildings and their setting

24. Setting can contribute to the special interest/significance of a listed building, and it can also allow that significance to be appreciated. A proposal may therefore impact not only on a building itself but also on that building's setting, including other heritage assets. That may potentially include heritage assets in different ownership and in area-based heritage designations like conservation areas and World Heritage Sites, as well as heritage assets which have been locally designated. Setting can sometimes stretch beyond the immediate area, in some cases well beyond. Following the staged approach should make clear what (if any) setting issues arise; in many cases these may be limited or, especially for purely internal works, very unlikely.

25. Setting is a straightforward matter when assessed in a systematic way. See [Historic Environment Good Practice Advice in Planning 3 \(2nd ed.\): The Setting of Heritage Assets](#) for a staged approach to the assessment of heritage significance in settings and related views.

What is covered by listing?

26. The listing of a building applies protection not only to the building, both inside and out, but also to pre-1948 ancillary structures within its curtilage, and to ancillary objects or structures fixed to the building³. Protection applies whether or not the fixtures and fittings, or the curtilage structures, are mentioned in the list description (see note on list descriptions after paragraph 13 above), apart from anything expressly excluded in the listing. As noted in paragraph 7 above, a failure to apply for LBC before works which require it are carried out is a criminal offence.

27. Broadly speaking, anything fixed to the building, such as staircases, chimneypieces, wall panelling, fitted cupboards internally, or attached walls and ancillary connected buildings externally, will be covered by listing; free-standing things internally, will not (pictures on hooks, tables and chairs which are not built in, etc). There are, however, grey areas for which legal tests are used to decide whether consent is needed for works to a listed building⁴.

28. The second area regarding extent of listing is the curtilage of a listed building. Freestanding buildings or structures such as garden pavilions may be covered by the listing of the principal building if they are within the curtilage and have been part of the land since before 1948. Three factors are usually considered regarding curtilage: i) the physical layout of the listed building and the structure; ii) their ownership, past and present; and iii) their use or function past and present. Historic England gives advice on common examples in [Historic England Advice Note 10: Listed Buildings and Curtilage](#).

Listed building consent and archaeology

29. The NPPF notes that a heritage asset has archaeological interest 'if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point'. All listed buildings, including recent ones, have such evidence at some level; any archaeological investigation needs to be in proportion to the extent of that interest.

30. Archaeological investigations are not limited to below-ground investigation (in the case of listed buildings, where drainage works or other underground works might affect archaeological interest) but can include analysis of above-ground buildings. They extend in scope from desk-based assessments which analyse existing sources and evidence, to

3 Section 1(5) of the 1990 Act sets out the meaning of a listed building for the purposes of the Act: a listed building is one included in a list compiled or approved by the Secretary of State and includes 'any object or structure fixed to the building' and 'any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before 1 July 1948'.

4 Briefly described, the tests are a) the method and degree of annexation (i.e. fixing) and b) the purpose of annexation.

detailed on-site investigation. These investigations provide or contribute to the analysis of heritage significance. The Statement of Heritage Significance may be part of the wider archaeological assessment, or, where the archaeological analysis is focussed on specific elements, that in itself may form part of a wider Statement of Heritage Significance.

31. Archaeological interest is likely to be an important component of the significance of a listed building and archaeological analysis can assist in assessing that interest, adding knowledge to understanding its fabric, as well as its context and setting beyond that already known from documentary and other records. This is particularly important for buildings where early fabric and features may be concealed, where the historic fabric is the primary source of evidence, and/or where buildings have been altered over time in ways which have special interest. It will be necessary to take a proportionate approach to archaeological analysis, ensuring that the level of detail is sufficient to understand the effect of proposals on special interest. This may include detailed investigation of those elements that would benefit from a better understanding, in compliance with the NPPF.

32. Expert advice should be sought as to whether the archaeological interest of a listed building requires professional archaeological assessment in accordance with the [relevant standards of the Chartered Institute for Archaeology](#). Historic England's [Understanding Buildings: A guide to good recording practice](#) also provides useful information on the analysis of historic buildings. Archaeological assessment should be closely associated with investigations by other specialists, so that it affords a rounded analysis of special interest; vernacular architecture⁵ specialists and recorders have particular expertise and knowledge in the development of smaller-scale historic houses (links to regional and county domestic building research groups can be found on the [Vernacular Architecture Group website](#)).

33. Archaeological recording may also be required by condition in advance of loss of fabric which has significance, for instance where demolition or alteration harms special interest. Further information on archaeological recording is available in [Historic Environment Good Practice Advice in Planning 2: Managing Significance in Decision-Taking in the Historic Environment](#), paragraphs 32-40.

5 Vernacular architecture describes buildings built in response to local needs, traditions and materials.

4

The listed building consent application process

Finding expert advice

34. Successful applications for LBC are those which meet the owner's wishes and needs while respecting the significance of the heritage asset. Expert advice on significance/special interest and impact can help to ensure that applications are successful in both these senses, minimising impact by avoiding conflicts between the conservation of the heritage asset and an owner's aspirations for their building. Early engagement with appropriate expert advice is always helpful, both in developing the Statement of Heritage Significance (see above paragraph 12-13), in developing proposals which respect that significance and in identifying the level of information needed to support the application, including the written analysis of significance and impact. Indeed, expert advice is helpful throughout the process.

35. There are several established registers that can be used to identify appropriately qualified specialists or organisations, depending on the nature of the project. [Conservation Accreditation for Professionals](#) gives further information on the main registers and links directly to them. It is also beneficial to use contractors/craftspeople who are experienced in work with listed buildings, especially where works could affect special interest if not carried out in an appropriate way. Your specialist adviser is likely to be able to advise on how to find them.

36. Another source of advice helpful for owners and applicants are the national amenity societies, learned societies which have a special role in the planning system related to heritage protection and which can be an invaluable source of advice and information about listed buildings. See [Amenity Societies and Other Voluntary Bodies](#) for further information and contact details.

The information which effective applications require

37. Informed and timely LBC applications are helped by providing the correct information. This is made easier by following the staged approach mentioned above (paragraph 11). The range of information will vary from proposal to proposal but it is strongly recommended that local validation requirements are checked before making applications for LBC. Validation is the process by which LPAs check applications to ensure that they have the correct information before an application is assessed; the likelihood of a positive outcome is increased by accompanying it with the information the local planning authority requires. These requirements can be found on the local planning authority website.

38. Applications for LBC are made on the Planning Portal – see www.planningportal.co.uk for information on how to make applications using that website.

The use of conditions

39. Conditions can, as the PPG points out, anticipate the requirement of information at a later stage in a project, thus saving time in the application process. They should be kept to a minimum and only imposed where they are necessary, precise and reasonable – see the [PPG section on the Use of Planning Conditions](#). However, the local planning authority must always be satisfied that it has adequate information to assess the effect of proposed works on the listed building before granting consent: the extent of the work, the method to be used, and the materials involved are all important. For instance, some traditional materials, such as some building stones and roofing slates, are no longer available or have a longer lead-in time for delivery. Addressing the issue of appropriate materials to be used as part of the application, rather than by later conditions, can help avoid a situation where work is already underway before it is realised that the hoped-for material is not available, avoiding delays and extra costs, and perhaps even forcing a re-think about alternative materials which may have a greater impact on special interest than was originally expected.

40. Conditions are therefore generally used for procedural matters, for safeguards and for the provision of details of proposals:

- Examples of procedural conditions include limiting the time allowed for the works (usually three years) or restricting premature demolition.
- Safeguarding conditions include those requiring the submission of a schedule of works or a method statement; or for the preservation of certain features; for the carrying out of works in a particular way, such as removing old pointing by hand; for temporary structural support; for the protection of architectural features during works; or for recording features due to be altered or demolished.
- In some cases, where an approach has been agreed, it may be useful to approve details later, such as details of external and internal joinery, or details of new services.
- Conditions may also be varied where circumstances have changed, for instance where better solutions for the treatment of the building emerge or because features of interest, previously unsuspected, have been revealed since work started.

Advice on works which may not require listed building consent

This advice illustrates types of work where there is often doubt as to whether LBC is needed or not, but which may generally be held **not** to need listed building consent where carried out in appropriate ways.

The advice given here, that LBC for a particular type of work may be needed, does not mean that LBC will be withheld. A successful application for LBC depends on the design of the proposal, based on the way that the works are to be carried out.

General notes

1. Under the 1990 Planning (Listed Buildings and Conservation Areas) Act ‘no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised’. That authorisation is listed building consent. It is an offence, which may be the subject of enforcement and/or prosecution, to carry out works without consent, unless the works do not need LBC because they do not affect special interest/significance (in the words of the NPPF).
2. Because work which affects special interest/significance needs LBC, it is important to establish the special interest of the building at the outset. The key to this is the staged approach – see paragraph 11 above - which starts with analysis of the listed building to establish special interest. By following the staged approach the owner will either establish that LBC is not needed or maximise the likelihood of a positive outcome and minimise the risk of abortive works, raised costs and delays. It is our experience that, if you follow this approach, it should usually be apparent whether LBC is needed. If still in doubt, owners can seek certainty through a Certificate of Lawfulness of Proposed Works, by pre-application discussions or by exchange of correspondence from the local planning authority (see paragraph 8). If an owner follows the staged approach and this advice carefully, it is unlikely that they would do any great harm to special interest, thus making enforcement or prosecution unlikely.

3. The special interest of a listed building may not be obvious or fully understood – see paragraphs 14-15 on the contribution of fabric and design to special interest. It is important to note that the official list description may not cover special interest in detail though Reasons for Designation in recent list descriptions will give a summary of special interest.
4. It is likely to be helpful to take advice on special interest from specialist advisors, especially those with conservation accreditations (see paragraphs 34-36 above), who are familiar with listed buildings. It is also beneficial to use contractors/craftspeople who are experienced in work with listed buildings, especially where works could affect special interest if not carried out in an appropriate way. Your specialist advisor is likely to be able to advise on how to find them.
5. Please note that this is not a complete list of works which do not need LBC; the absence of a particular type of work does not suggest that it does or does not need LBC. It is moreover intended to cover only those works which an owner might more usually encounter in everyday life, rather than give a full list that would cover all eventualities. It is also important to note that just because a proposal might need LBC, it does not follow that LBC would not be granted – the great majority of such applications are successful because the owner/applicant adequately justifies the need for the works.
6. The works detailed below are generally considered as being applied to parts of listed buildings which have special interest/significance. Many listed buildings have parts and/or features of lesser significance or no significance. It is good practice, and will forestall problems, in such circumstances for specialist advice to be taken and/or the LPA consulted in advance of works, to be on the safe side.

Glossary

In this list

Conservation is defined in the Glossary to the NPPF as ‘the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance’.

Fabric, the construction of the building and the materials from which it is constructed, both in terms of its walling, roof and roof structure, its features and its decoration – all are fabric in one sense or another.

Like-for-like, as in like-for-like repair, refers to works which are compatible physically and visually. These usually constitute repairs and other works of periodic renewal which go beyond simple maintenance. It does not normally mean the loss of fabric, except where the fabric to be lost is of the type which is intended for periodic renewal and has failed. Even then some elements may be retained and reincorporated (as with tiles and slates re-used in re-roofing works). Any loss of significance is therefore usually only temporary, such as the loss of the aesthetic significance of patina of age. Like-for-like repair where physically and visually compatible may not need LBC but, where there is doubt, it is worth checking with a specialist advisor and/or by exchange of correspondence with the LPA, providing the LPA with photographs or a fabric report before going ahead.

Maintenance means routine work regularly necessary to keep the fabric of a place or building in good order and to prevent further deterioration (see text box below).

Matching materials are those with similar properties – matching normally goes beyond the appearance of the material to include composition, performance, provenance, quality, texture, colour, finish, dimensions and so forth.

Repair is work beyond the scope of maintenance, to remedy defects caused by decay, damage or use.

Replacement is the comprehensive dismantling and renewal of an element of a building, in the case of structures normally reincorporating sound units.

Restoration is the action of returning a site or building to a known earlier state based on compelling evidence, without conjecture. For further information on restoration see [Historic England Advice Note 2: Making Changes to Heritage Assets](#), pages 6-8.

Reversible, meaning changes which can be undone without harm to historic fabric. However, reversibility alone does not justify alteration; if alteration is justified on other grounds, and thus needs LBC because of the effect on special interest, then reversible alteration is preferable to non-reversible.

Significance is defined in the Glossary to the NPPF as ‘the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.’

Temporary works are those which are only in place for a short time, the effects of which are completely removed within that short period. Such works would not need listed building consent unless they affect special interest permanently or would require the alteration of the listed building, either temporarily or permanently. If in doubt it may be best to check with your specialist advisor or with the LPA.

Maintenance and repair

Maintenance can be defined as “routine work necessary to keep the fabric of a place in good order” ([Conservation Principles 2008](#)). Maintenance works which do not need LBC are those which do not affect special architectural or historic interest because they are without impact on the fabric, design or appearance of the listed building, or are otherwise too trivial or minor to merit consideration in the listed building consent regime. They are important, however, to the continued upkeep of the listed building, of course.

However, it should be borne in mind that, though there will always be works which do not need LBC, historic building conservation is a matter of detail; works which might ordinarily be considered trivial might require specialist consideration, both to reduce impact on the listed building and/or to avoid damage to the building. For instance, works carried out using the wrong material or tooling would be very likely to affect special interest and/or damage the building. Such works would therefore need LBC.

Many items of maintenance and repair are mentioned under activities below, where further information is given. For further information, see [Maintenance and Repair of Older Buildings](#).

Examples of common scenarios

To illustrate how decisions on whether works need LBC or not are taken, the following scenarios show everyday works to listed buildings and whether they would need consent or not. The numbers in brackets refer to the notes in the table below. The first step is to consider whether the area affected by the proposal(s) has special interest - if there is no special interest, LBC will not be needed.

Scenario 1: Repairing a broken windowpane (12)

Starting with a simple example of maintenance by replacement, the replacement of a broken windowpane would not need listed building consent as long as the glass is replaced like-for-like. Much window glass is of modern date and can obviously be replaced without harm. More sensitive is the replacement of historic glass, such as crown or cylinder, early polished plate or early drawn glass, where new glass (such as handmade cylinder glass) that matches the colour, thickness and natural distortions of the original glass as closely as possible, is best used to replace any broken or missing panes. In the infrequent circumstances where early glass of this kind is present in a window it should be retained if possible. Whereas the replacement like-for-like of one or two broken panes of historic (i.e. not modern) glass would not need LBC, certainty that a greater level of replacement, even wholesale, would not need consent would be available by obtaining expert advice, through an exchange of correspondence or by a Certificate of Lawfulness of Proposed Works, though the LPA may consider that an application for LBC is needed.

Scenario 2: Repainting the exterior of a listed building with paint to match the existing in material and finish but changing from magnolia to a pale cream (1)

Unless it is certain that the building was intended to be painted a certain colour, or it is part of a group that has for some time been painted a single colour, or there is an Article 4 Direction specifying a particular paint colour, it is unlikely that a slight change in shade would need consent, provided the material, texture and finish of the paint is not changed. Most buildings have changed paint colour somewhat over time, as tastes change, and a change within certain parameters would not affect special interest. For instance, late Georgian, Regency and early Victorian stuccoed buildings were generally painted variations of stone colour. Stone has a wide variety of tones but generally within variations of white, off-white, magnolia, cream and other similar pale colours. A change within those spectrums is unlikely to affect special interest (see more detailed discussion on this point under item 1(iv) below. That is not to say that a case might not be made for a greater change, only that such a change is likely to need LBC. And in some conservation areas, with groups of matching stuccoed terraces, Article 4 directions specifying colours may be in force so consulting the LPA would be advisable.

Scenario 3: Repainting the exterior of a listed building with paint to match in finish and colour but of a non-permeable type (1)

Repainting a building previously painted in permeable paint using non-permeable paint, which does not allow water to pass through it, would need LBC because of the potential damage to the structure of the building from not allowing moisture within the building to emerge. This is because traditional forms of building construction take up moisture from their surroundings and release it according to ambient conditions. Using an impermeable paint on traditional buildings can lead to unintended consequences including moisture accumulation leading to fabric damage. Redecoration with impermeable paints, except where the building is already painted with impermeable paint, is not a like-for-like replication and needs LBC. Many of the same principles are shared between external and internal redecoration (see also note 38 below).

Scenario 4: The enhancement of sound and thermal insulation by the introduction of secondary glazing (11)

The introduction of reversible secondary glazing would not generally need LBC because it does not affect special interest where there is no damage to the frame of the window, panelling, shutters, etc. It is often possible to insert secondary glazing by fixing to the internal window frame in such a way that it follows or does not interfere with the framing pattern of the exterior windows, and can be removed at a later date without damage beyond the creation of a few screw holes. However, insertion of secondary glazing which needs to cut into or through internal framing, panelling or window shutters, would need LBC. It is also worth bearing in mind that a scheme of energy efficiency through adding secondary glazing would strongly benefit from being part of a plan that considers both the short and long-term objectives for the property as part of a ‘whole house’ plan. Because opportunities for energy efficiency vary widely depending on context, it is best to consider all the opportunities – without such consideration, one measure, in this case secondary glazing, is unlikely to be of much benefit.

Scenario 5: Replacing a small number of slipped or broken roof slates or tiles, perhaps after a gale (16)

Slate and tiled roofs occasionally need work to replace slipped or broken slates and tiles. Replacement with materials to match the originals in terms of material, preparation and finish, size, colour and texture would not affect special interest and therefore would not need LBC. However, using a non-matching material, a different type or colour of slate, a sawn rather than split slate and so forth, may need LBC because of the change to the character and appearance of the roof, unless the part of the building concerned is clearly of little significance. The use of proprietary expedients to make roofs watertight, such as bitumen-type coatings externally or spray-on coatings internally, are not appropriate, because

they hide the continuing presence of leaks and prevent the re-use of remaining serviceable materials. Other, more far-reaching, changes to roofs such as the bedding of the roof-covering, changes to features such as verges, ridges and eaves, or changes to internal roof structures, are likely to need LBC, again because of the consequent impact on special interest.

Scenario 6: Building a free-standing, single-storey garage within the curtilage of a listed building

LBC is needed only for the demolition of a listed building or for its alteration and extension affecting its character as a building of special architectural or historic interest. The addition of a new free-standing building within the curtilage of a listed building is none of these things, so it will not need LBC. While development in the curtilage of an unlisted house with a building incidental to the enjoyment of the house would be permitted development under Class E of the GPDO 2015 (as amended), listed buildings have no such permitted development rights (see paragraph E.1 [g]). Planning permission would therefore be needed and the requirement is for the local planning authority to pay special regard to the preservation of the listed building or its setting or any features of special architectural or historic interest which it possesses. But, no, LBC itself would not be needed if the garage were to be free-standing.

Scenario 7: Re-wiring (36)

The replacement of wiring and cabling is unlikely to affect significance and therefore would not need LBC as long as the routing of the cables follows routes previously used and does not require any additional cutting out of historic fabric or visible cabling or conduit. However, there are ways in which re-wiring can affect special interest. The most obvious is by channelling new cable routes through historic plaster- or timberwork; listed building consent will normally be needed for such installation and making good. It may be possible to run new or replacement cabling through voids, particularly those under floors, and this is unlikely to require consent provided it does not involve notching of floor joists. Exposed plastic conduit is hardly ever appropriate in a listed building – if cabling has to be surface-mounted it is generally better simply to use cable that is colour-matched to the surface to which it is attached and run it unobtrusively, or to use a metal conduit that can be painted or powder-coated an appropriate colour. Rewiring is an obvious candidate for advice from your specialist advisor to seek unobtrusive and non-damaging cable routes.

Scenario 8: Kitchen and bathroom fittings (46 & 47)

Amongst the commonest changes to any domestic building are the re-fitting of kitchens and bathrooms. Kitchens may sometimes retain remnants of historic kitchen fittings, particularly cast-iron ranges, bread ovens and coppers, or of other fittings where the room was not previously

a kitchen; their removal or alteration is likely to harm special interest and would therefore need LBC. The removal and replacement of modern kitchen fittings in the same location is unlikely to harm special interest, however, and therefore would not need LBC, with the exception of post-war kitchen fittings in post-war listed buildings where the fittings are more likely to be of special interest. Much the same goes for bathrooms, though these may also have been converted from rooms with another former use and therefore retain fittings from that use – a C18 bedroom fire-surround, for instance – the removal of which may harm special interest. Other changes which may less frequently harm special interest are the removal or alteration of nineteenth and twentieth century bathroom fittings, such as decorative basins and lavatory pans, early brass shower fittings and early twentieth century and Art Deco bathroom fittings which, though extremely rare, can be of considerable splendour. The possible impact of cable/pipe runs and piped extractor fans and ventilators needs to be borne in mind in both kitchens and bathrooms; these should be reused, unless that is not feasible or would mean reinstating a previous poor piece of workmanship. See note 33 (ii) for advice about internal pipework.

Scenario 9: Repairs to cast-iron gutters and downpipes (21)

A rainwater system which works and doesn't leak is very important to the conservation of a listed building. Although there are important examples of lead down-pipes and parapet gutters may be lined in lead, cast-iron is very commonly used for rainwater goods on listed buildings. Repairs and re-decoration to cast-iron would ordinarily follow note 1 below about re-decoration, including the recommendations about painting in a wildly divergent colour, etc. Clearing gutters of leaves is straightforward maintenance; LBC will only become an issue where rainwater goods are to be replaced or sometimes redecorated. Replacement of a cast-iron gutter in cast-iron will not need LBC as long as the replacement is like-for-like. Wholesale replacement in PVCu would need LBC as would replacement of parts. Not only would part-replacement affect the integrity of the whole (it is difficult to marry PVCu to cast-iron) but the longevity of PVCu is much shorter than well-maintained cast-iron. There may be a case for powder-coated aluminium, which would also need LBC, but the same advice as to connectability applies between cast-iron and powder-coated aluminium. Lead rainwater goods should always be repaired with lead except where it is subject to theft; other metals may then be used if justification can be made through LBC.

Scenario 10: Loft insulation, including insulating pitched roofs (48)

Loft insulation is a simple way of helping to insulate a house and many houses have already received such insulation, in almost all cases without LBC where it is a simple matter of laying insulation in a roof-space between the joists of the ceiling below (creating what is known as a cold roof). Such a change is unlikely to affect special interest and therefore LBC is not needed. Historic England normally advises that

moisture may accumulate in building fabric where insulation has been installed, and that additional ventilation may therefore be needed; such ventilation may need LBC if it affects special interest. Our strong advice is to install insulation as part of a 'whole house' plan which ensures that energy efficiency works are suitable, robust, well-integrated, properly coordinated and sustainable. For buildings with rooms in the roof-space, it may be possible to install insulation at roof level (creating what is known as a warm roof), but this would affect special interest (as well as possible risks of moisture accumulation) and would need LBC. Installing insulation between or just under the rafters (with the roof covering in situ) will affect ceilings, whereas installing above the rafters requires the roof covering to be removed raising the finished level of the roof and affecting eave and verge detailing as well as the position of guttering and downpipes. These sorts of interventions must be individually designed, and professional advice on detailing and risks is recommended. Spray-on insulation materials should also be avoided because their use makes it difficult to maintain or reuse materials affected. Interventions to raise the roof covering itself is likely to affect special interest as well as raise moisture levels.

Advice on works which may not require listed building consent

In the following table, the first column headlines the proposed works; the second column outlines those works where LBC is not required, but importantly noting exceptions where LBC would be needed. Further information and comments are given in column three.

Short description of the proposed works	Works for which listed building consent is not required, with exceptions highlighted	Further information and discussion
External redecoration and paintwork		
1 External redecoration	<p>Most listed buildings have undergone many cycles of external redecoration using matching paint type, texture, finish and colour and most such redecoration would not affect special interest, in which case it would not need LBC.</p>	<p>This category includes redecoration of previously decorated external walls, rainwater goods, other ironwork, doors, windows, barge boards, etc, that are currently decorated. Evidence that unpainted surfaces were painted at some time in the past (although the paint has now been largely removed or weathered away) may not always justify re-painting (for example, they may have been painted in the recent past with a modern paint type). Repainting of currently unpainted surfaces (whether previously painted at some time in the past or not) is likely to affect special interest and may therefore require LBC. This category does not include new rendering or plastering or removal of render or plaster (see 2 below).</p> <p>It should also be remembered that removal of all previous paint colours would remove all evidence for past decoration of the building. This is a matter for expert handling and assessment. Exposed timber, brick- and stonework, etc, both internally and externally, and features such as tool marks, carpenters' marks, smoke blackening, decorative painting, pargetting or sgraffito work are always likely to be damaged by abrasive cleaning methods. Such work to timber and to other substrates is always likely to affect special interest, to need LBC and therefore full expert assessment before consent is granted, as well as expert handling.</p>
	<p>The main exceptions are:</p> <p>(i) Changing from a traditional paint type to a modern type, e.g. from limewash or lead-based paints to modern polymer or alkyd-resin-based paint systems.</p>	<p>Traditional finishes are important to buildings of traditional construction as they contribute to the appearance and authenticity of the building and perform in ways that are often beneficial for building fabric, for example by allowing moisture to pass out of the building. Many modern paints and coatings, like plasticised and moisture-retardant paints and coatings, do not perform in the same way and may result in moisture accumulation in the building fabric. As changing to modern finishes is likely to affect special interest owing to the impact on authenticity and compatibility, its use would need LBC.</p>

Short description of the proposed works	Works for which listed building consent is not required, with exceptions highlighted	Further information and discussion
1 External redecoration (continued)	(ii) Changing the finish of the paint, e.g. from a matt finish to a gloss finish, or from a smooth finish to a textured finish, or from limewash to paint.	Such a change would usually affect special interest (unless on a clearly non-significant part of a building) and would therefore need LBC.
	(iii) Decorating surfaces which were previously undecorated, e.g. painting previously unpainted brickwork, stonework, or exposed timber.	
	(iv) Substantial changes of paint colour - what this means would depend on setting and circumstances (see right). Note: in some places (certain conservation areas in which this is specified in an Article 4 Direction) planning permission may be needed for changes of paint colour.	(a) Where buildings are isolated, or where many colours are already in use (like groups of buildings or terraces where walls or other elements are traditionally painted in a variety of colours), changing colour (unless 'eccentric' as below) is unlikely to affect special interest, in which case LBC would not be needed. (b) Where walls, windows, doors, etc, of nearby buildings are painted in similar colours, there is often some variation (e.g. shades of white or cream). Minor changes within that existing palette should not affect special interest or need LBC, but greater changes potentially would. (c) Where adjacent or nearby or directly related buildings are painted identically, even a slight change of colour/finish may affect special interest and need LBC. (d) Changing to eccentric colours/stripes/etc is likely to affect special interest and to need LBC.
	(v) Changing exterior paint colours where a particular colour is traditional – for instance, Lake District farmhouses are usually painted white.	
	(vi) Painting across decorative finishes which are of special interest, like a 19th century painted advertisement on the side of a building.	
	(vii) Removing or painting over features of special interest, like mason's marks, pargetting, etc.	The key is to identify any such features in advance and to use craftspeople with the skills to conserve them.

Short description of the proposed works	Works for which listed building consent is not required, with exceptions highlighted	Further information and discussion
2 Preparatory work to external plaster, render and stucco	Patch repairs of plaster, render and stucco to match adjacent areas is a common preparatory task for redecoration works. Compatible patch repairs using matching materials and finish, even if quite widespread across an elevation/ elevations, of plaster, render and stucco as part of redecoration works, is unlikely to affect special interest and therefore to need LBC.	See also external plaster and stucco (14) below. Repairs, compatible both physically and visually, using an appropriately skilled and experienced craftsman, are unlikely to affect special interest and therefore to need LBC (see paragraphs 34-36 above for further information).
	The main exception is:	
	(i) Patch repairs using non-matching materials or finish may affect special interest and may therefore need LBC.	
3 Limewash	Limewashed buildings generally need re-limewashing on a regular basis and re-limewashing of buildings which are currently limewashed using a similar colour of limewash would not need LBC.	Limewash is a traditional form of paint, a mix of lime and water, sometimes with added colour, used as a traditional protective wash. It wears off in the weather and this contributes to the variability of tone achievable in limewash, which can combine attractively with the underlying variability of surface of an ancient building. It can also protect against wood-boring beetles. Although compatible repairs, using an appropriately skilled and experienced craftsman, are unlikely to affect special interest and therefore to need LBC, it is a treatment which needs specialist application because of the variability mentioned above. It should be used only on certain substrates and needs to be applied by an experienced contractor to ensure it takes. Historic England therefore advises consultation with a specialist contractor or the LPA.
	The main exception is:	
	(i) Limewashing a building which has not been previously limewashed or which was limewashed at some time in the past but has now lost its limewash would affect special interest and require LBC.	

Short description of the proposed works	Works for which listed building consent is not required, with exceptions highlighted	Further information and discussion
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Doors

4 Repairs to doors	<p>In terms of repair, many works to doors would be maintenance and repair work to the foot of doors and the base of frames, where they have suffered rot or other damage. Works to piece-in timber using the same species of timber following mouldings and dimensions to match the originals would not affect special interest or need LBC.</p>	<p>For the avoidance of doubt, works to replace brick or stone steps to doorways (and for houses in urban settings, down into areas) are likely to affect special interest and need LBC.</p>
	The main exceptions are:	
	<p>(i) Works which would result in the extensive loss of original fabric of an original door or door surround, or a significant later door, for example by the replacement of a large part of old fabric by splicing in new timbers.</p>	
	<p>(ii) Works which would result in the loss of an original, early or important finish to the door or doorway whether that be paint, varnish, stain, wax or other surface treatments, including by dipping.</p>	<p>Stripping doors, or other timberwork, by dipping in a caustic solution, would always need LBC because of the damage which can be caused to the woodwork. It would also lead to the loss of original and later finishes. Doors which have previously been painted would be considered according to the points made under re-decoration – external or internal (1 and 38).</p>
5 Door furniture	<p>Door furniture has often been replaced regularly and the alteration, replacement or removal of demonstrably modern door furniture will not affect special interest or need LBC.</p>	<p>Historic door furniture may be significant whether it is highly decorative or very simple – hinges made by the local blacksmith may be plain but may also be several hundred years' old. Many historic buildings of all ages retain original or historic hinges, knobs, letterboxes, locks and finger plates, etc. Such items should generally be retained or repaired. Replacement may affect special interest and therefore need LBC.</p> <p>Locks and keyholes can be important suggestions of character and a succession can hint at the age of a door. Thus it is not generally appropriate to fill in or otherwise mask keyholes in very old doors, such as those in medieval doors and later doors in vernacular buildings.</p>
	The main exception is:	
	<p>(i) The replacement of post-1945 door furniture in post-1945 listed buildings.</p>	<p>Modern listed buildings – of the 1940s onwards - will have contemporary door furniture and their removal may affect special interest, in which case it would need LBC. Checking with the LPA would be advisable.</p>

Short description of the proposed works	Works for which listed building consent is not required, with exceptions highlighted	Further information and discussion
6 Draught-proofing	<p>Simple draught-proofing, such as compression and wiper seals self-adhered to the door or frame, that does not involve cutting a channel or groove into the door or its frame, can be achieved without affecting special interest and needing LBC.</p>	<p>More invasive methods of draught-proofing, such as grooving, and fireproofing by splitting doors or over-boarding, may affect special interest and may therefore need LBC as may the addition of mechanical door closers, floor-mounted spring closers, etc.</p> <p>See also paragraph 48 for further information on draught-proofing. See Historic England technical advice Energy Efficiency and Historic Buildings: Draught-proofing Windows and Doors for further information.</p>
	<p>The main exception is:</p>	
	<p>i) Cutting a channel or groove into the edges of a door or door frame to accommodate draught-proofing materials, in cases where it would be visible and/or affect historic fabric of significance or would harmfully weaken the structure of the door.</p>	<p>Though such works may affect special interest and therefore need LBC, they may be the most appropriate way to draught-proof the door.</p>
7 Blocking a doorway by locking a door shut	<p>Where the door/doorway has become redundant, doorways can be blocked by simply locking a door shut. This would not need LBC.</p>	<p>The plan form of a listed building will contribute to its special interest and doors are usually an important part of the plan (see paragraphs 14-15 above). Doors and doorways occasionally become redundant.</p>
	<p>The main exception is:</p>	
	<p>(i) Blocking a doorway from either or both sides, including removing door surrounds, etc.</p>	<p>Blocking a doorway from either or both sides is likely to affect special interest and therefore need LBC, as would removal of the door and/or the doorway completely, except in a clearly non-significant part of the building.</p>

Short description of the proposed works	Works for which listed building consent is not required, with exceptions highlighted	Further information and discussion
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Windows

<p>8 Repairs to windows</p>	<p>Careful repairs by piecing in members of timber windows, such as rotten cills and sections of the window which match in dimensions and species of timber, and matching or similar in finish, would not result in a change that affects the special interest of the building. They would not therefore need LBC; nor would renewal of broken sash cords with new cords of the same material. A similarly frequent repair to windows is the replacement of plain panes of glass, where broken. Where the glass to be replaced is modern float glass, its replacement is unlikely to affect special interest and therefore would not need LBC. Further information on glass is given in note 12 below.</p>	<p>See note 12 for the replacement of post-war clear glass windowpanes and notes 1 and 38 for re-painting or re-coating a window.</p> <p>Repairs, compatible both physically and visually, using an appropriately skilled and experienced craftsman, are unlikely to affect special interest and therefore to need LBC (see paragraphs 34-36 for further information). However, complete replacement of a historic window or sash or casement, or of the surround, are always likely to affect special interest and therefore to need LBC, as would the re-formation of windows where later re-glazing has led to change in the size and/or format of the openings.</p> <p>Shop fronts (current and former now in domestic use) also need to be considered as replacement glazing in shop windows is often justified via the building regulations for safety and/or condensation issues. Heavier glass can affect the structure of a shop front and also the visual qualities by the introduction of thicker modern glass.</p> <p>Replacement of historic windows with double glazing will ordinarily affect special interest and need LBC except in circumstances where there would be no harm to significance. Some of these are mentioned in Modifying Historic Windows as Part of Retrofitting Energy-Saving Measures, in particular replacing a window that has already been replaced with a modern version that is not of historic design; replacement of a demonstrably modern window in a demonstrably modern part of a building of little or no significance which is attached to the listed building, or a modern window inserted in a totally new opening where the special interest of the listed building would not be affected. But these are rare situations, more common in larger buildings. Specialist advice is important and it would be useful to gain certainty by an exchange of correspondence with the LPA.</p> <p>Historic England has published advice on historic buildings and energy efficiency and on the subject of windows. See Traditional Windows: Their Care, Repair and Upgrading; Energy Efficiency and Historic Buildings: How to Improve Energy Efficiency; and Modifying Historic Windows as Part of Retrofitting Energy-Saving Measures.</p>
	<p>The main exceptions are:</p>	
	<p>(i) Removal of historic glass including crown or cylinder glass, polished plate glass or drawn glass, or early machine-made glass, or stained, painted, etched or other decorative glass.</p>	<p>Where early glass is present in a window it should be retained if possible and matching modern glass used to replace any broken or missing panes.</p>

Short description of the proposed works	Works for which listed building consent is not required, with exceptions highlighted	Further information and discussion
8 Repairs to windows (continued)	(ii) Any form of reinstatement of features believed to be 'missing'.	There will always be occasions where it is right to reinstate glazing bars, where their detailed form is known, but research should be undertaken to ensure that glazing bars are not re-instated where they were never present, or where the surrounding elevation has been altered. Many houses were updated in the Victorian period with more elaborate decoration than would have been popular earlier and windows without glazing bars may accompany such alterations.
	(iii) Alteration and removal of blind boxes and external shutters and other weather protection.	Like-for-like repair of blind boxes and external shutters, and internal shutters, would not affect special interest and therefore not need LBC. See also note 50 below.
	(iv) Reinstatement of external blinds where there is adequate evidence of their former presence.	Reinstatement may be encouraged, subject to LBC, to improve passive solar energy management. See also note 50 below.
9 Window furniture	Window furniture has often been replaced regularly and the alteration, replacement or removal of modern window furniture or fixings, including locks, handles, latches, etc, would not affect special interest.	Historic window furniture may be significant whether it is highly decorative or very simple – latches made by the local blacksmith may be plain but may be several hundred years' old. Replacing therefore original or historic replacement window furniture including latches, bolts, hinges, stays, and sash pulleys and weights, etc, which are of pre-Georgian, Georgian, Regency, Victorian and Edwardian date may affect special interest and therefore need LBC. Many listed buildings retain historic window ironmongery and this should be retained and repaired if defective. Sash pulleys can sometimes be a useful dating guide, especially when the more obvious period details have been lost and frames have been replaced (see page 22 of Historic England technical advice note Traditional Windows: Their care, repair and upgrading).
	The main exception is:	
	(i) The replacement of post-1945 window furniture in post-1945 buildings.	

Short description of the proposed works	Works for which listed building consent is not required, with exceptions highlighted	Further information and discussion
10 Draught-proofing	<p>Simple draught-proofing, such as compression and wiper seals self-adhered to the window or frame, that does not involve cutting a channel or groove into the window or its frame, can be achieved without affecting special interest and needing LBC.</p>	<p>More invasive methods of draught-proofing, such as grooving and channelling may affect special interest and may therefore need LBC. See also paragraph 49 for further information on draught-proofing. See Historic England technical advice Energy Efficiency and Historic Buildings: Draught-proofing Windows and Doors for more detailed information.</p>
	<p>The main exception is:</p>	
	<p>i) Cutting a channel or groove into the edges of a window or window frame to accommodate draught-proofing materials, in cases where it would be visible and/or affect historic fabric of significance or would harmfully weaken the structure of the window.</p>	<p>Though such works may affect special interest and therefore need LBC, they may be the most appropriate way to draught-proof the window(s).</p>
11 Secondary glazing	<p>The installation of secondary glazing, if carefully and reversibly carried out, would not affect special interest and LBC would not therefore generally be needed for its installation.</p>	<p>Secondary glazing can have minimal visual impact if carefully planned to be as discreet as possible – slender frames can be concealed from view from outside and also be unobtrusive internally. It is therefore important that secondary glazing is plain, and either without subdivisions or with sub-divisions that follow the main divisions of windows – e.g. in two parts for a sash window. Any fixings should be as minimal as possible and into the framing of the window or the reveal, located either immediately behind the sashes/casements of the window or further forward within the reveal. See Historic England advice notes Traditional Windows: Their Care, Repair and Upgrading and Modifying Historic Windows as Part of Retrofitting Energy-Saving Measures. For the avoidance of doubt, double-glazing of sashes or casements themselves is likely to affect special interest and need LBC.</p>
	<p>The main exceptions are:</p>	
	<p>(i) Where insertion requires the truncation or cutting of historic features within the window reveals or would otherwise affect historic features (for instance where the works would need shutters to be removed, truncated or fixed shut).</p>	

Short description of the proposed works	Works for which listed building consent is not required, with exceptions highlighted	Further information and discussion
<p>11 Secondary glazing (continued)</p>	<p>ii) Fixing the frame of secondary glazing to building materials where it is difficult to hide or disguise the fixing points if the secondary glazing were to be removed (stone or brickwork, or undecorated woodwork, for instance).</p>	<p>Hiding previously used fixing points in painted timber is simple – when the installation is removed, the fixing holes are filled and the whole redecorated. This is more difficult in exposed brick and stonework and long practice suggests it is best to use some other method of fixing, such as an unfixed sub-frame or to fix into the mortar joints only. Mortar can more easily be repaired than stone and would not lead to harm as would holes in masonry. Fixings in undecorated historic woodwork should be as unobtrusive as possible.</p>
<p>12 Replacement of post-war clear glass window panes</p>	<p>Many windows in listed buildings have window glass which is of post-war date (i.e. post-dating 1945). Changing post-war glass would not affect special interest, so LBC is not required for the replacement of post-war clear window glass panes in a pre-1945 listed building.</p> <p>The main exception is:</p> <p>(i) Where the works would affect stained or painted or other art glass, or other kinds of obscured glass apart from post-war frosted glass and wired glass.</p>	<p>See note 8 for the repair of windows.</p> <p>Replacement of glass wholesale in a window is likely to accompany damage to the window itself or its failure. Early glass, including crown and blown glass, can be particularly interesting and, due to its manufacture, have considerable ‘life’, that is movement within the glass. The replacement of such glass would require LBC.</p> <p>In some cases, the age of the glass can be inferred from the age of the window frame into which it is fitted, but where modern float glass has been fitted into historic frames it can sometimes be difficult to distinguish it from historic plate glass without analysis by a specialist.</p> <p>In addition, the replacement of post-war wired or frosted glass with a more appropriate type of glass, in a window originally intended for plain glass, is unlikely to affect special interest. However, the replacement of plain glass with obscured glass may affect special interest and may therefore need LBC.</p>

Short description of the proposed works	Works for which listed building consent is not required, with exceptions highlighted	Further information and discussion
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Exterior walls

13 Re-pointing	<p>Re-pointing is an essential repair for listed buildings in masonry and brick and, with care, compatible repairs can be carried out without affecting special interest. LBC is not generally required for careful removal of failed or defective pointing using hand tools and without damaging the masonry, and re-pointing of walling by hand, to match the original pointing in terms of material, texture, quality, colour, width and finish.</p>	<p>The impact of re-pointing on special interest and on the performance of the wall can be such that it may be best to check with a specialist advisor or with the LPA that LBC is not needed.</p> <p>However, careful repointing, physically and visually compatible, using an appropriately skilled and experienced craftsperson, is unlikely to affect special interest and therefore to need LBC (see paragraphs 34-36 for the importance of professional and craft advice). Historic England has published advice on re-pointing – see Repointing Brick and Stone Walls: Guidelines for Best Practice.</p> <p>Re-pointing is a recurring problem in terms of decisions on the need for LBC because while matching the existing pointing may in some cases not be difficult, in others it may be a more complex matter. While many historic buildings are pointed in lime mortar, others may have joints of earth mortar protected simply with limewash, or of natural cement or early artificial cement.</p> <p>Re-pointing is not just a matter of the right materials – the style of pointing is also important. Various special joint finishes were used, particularly for brickwork, including bird’s beak, penny-struck and tuck pointing, and special attention should be paid to replicating these joint finishes. This requires the appropriate skills and experience. Ribbon or strap pointing is often thought to be modern but it was once quite common. It is generally only appropriate where there is evidence of its use, using lime mortar; in cement, it can trap moisture.</p>
	The main exceptions are:	
	<p>(i) The use of materials incorrect in substance or style, such as mortar that is less permeable than masonry in place of original lime mortar or use of an incorrect joint finish, such as recessed joints, can damage a listed building physically and visually and would therefore affect special interest and need LBC.</p>	<p>Recessed pointing is neither historic nor technically beneficial as it increases the risk of water penetration even where executed in lime mortar.</p>
<p>(ii) LBC will always be likely to be needed for proposals to remove old pointing mechanically (such as with an angle grinder or other machinery) because of the high risk of damage to the masonry or brickwork. A full risk assessment and method statement and justification is always needed.</p>	<p>The damage to brick- and stonework in mechanical removal of pointing can lead to accelerated deterioration of the brickwork or stonework and it is therefore very likely to affect the special interest of listed buildings.</p>	

Short description of the proposed works	Works for which listed building consent is not required, with exceptions highlighted	Further information and discussion
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14 External plaster and stucco	<p>Patch repairs of plaster, render and stucco may be needed from time to time. Compatible patch repair of plaster, render or stucco, using matching materials and finish, even if quite widespread across an elevation, is unlikely to need LBC. Such repairs should be re-decorated to match the rest of the elevation and to protect the repaired area.</p>	<p>See also note 2 on redecoration above. Careful repairs to plaster, render and stucco, physically and visually compatible, using an appropriately skilled and experienced craftsman, is unlikely to affect special interest and therefore to need LBC (see paragraphs 34-36 for the importance of professional and craft advice).</p>
	<p>The main exception is:</p>	
	<p>(i) Patch repair using non-matching materials or finish may affect special interest and need LBC.</p>	

Roofs

15 Repairing and replacing flashings	<p>Minor work to re-fix flashings and their joints, using matching materials and methods, and to ensure that they are dressed down properly, would not affect special interest nor need LBC. Repairing flashings in matching materials is unlikely to affect special interest and therefore would not need LBC.</p>	<p>The use of temporary or alternative materials to repair or replace flashings is unlikely to be appropriate except as a temporary, emergency expedient, in which case their use should be regularised by contacting the LPA about LBC.</p>
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Short description of the proposed works	Works for which listed building consent is not required, with exceptions highlighted	Further information and discussion
<p>16 Repairs to slate, stone slate, tile and shingle roof coverings</p>	<p>Slate, stone slate, tiled and shingled roofs occasionally need work to replace slipped, broken or decayed materials. Replacement with materials to match the originals in terms of material, composition, method of manufacture, preparation and finish, size, shape, colour and texture, coursing and gauging, and fixings, would not affect special interest and therefore would not need LBC. Neither would conservation and retention of ridge and verge details intact need LBC.</p>	<p>See note 18 below for metal roofs.</p> <p>To clarify, changes from one type of slate, stone slate, tile or shingle to another (including, in the case of slates and stone slates, a change to the geological source of the slates) or changes in the composition, shape, size, colour, texture and finish, or changes in the way the material is manufactured, processed, applied and detailed, are likely to affect special interest and therefore to need LBC.</p> <p>Where more than 25% of the roof is so deteriorated as to require replacement, the new work may have to comply with building regulations in terms of thermal performance and ventilation. This may involve changes to the detailing of the roof, and these may need LBC.</p> <p>The use of proprietary expedients to make roofs watertight or internally for fixing slipping tiles or slates, such as externally applied bitumen-type coatings or spray-on coatings (whether internal or external), as also internally for loft insulation (see note 48), are not appropriate because they hide the continuing presence of leaks and prevent the salvage and re-use of remaining serviceable materials. Their use is always likely to affect special interest and need LBC.</p> <p>Changes to internal roof structures are always likely to need LBC because of their likely impact on the special interest of the listed building.</p>
	<p>The main exceptions are:</p>	
	<p>(i) Replacement in a different material, including, for instance, replacement of slates with a different type – Welsh slate for Cornish slate – or replacement of tiles with a different type – for instance nib tiles for peg tiles.</p>	
	<p>(ii) Replacement using materials prepared differently, for instance replacing split stone slate or riven shingles with sawn materials.</p>	
	<p>(iii) Changes to the method of fixing or bedding the roof covering.</p>	
<p>(iv) Changes to the style, material and features of verges, ridges, eaves and other roof features.</p>		

Short description of the proposed works	Works for which listed building consent is not required, with exceptions highlighted	Further information and discussion
<p>17 Thatch</p>	<p>Minor works to thatched roofs, including:</p> <ul style="list-style-type: none"> a) localised patching using matching materials b) re-ridging using the same material, fixings and style of ridge c) spar-coating of straw thatch using the same type of straw and fixings as the existing, and with removal of only the immediately preceding coat of thatch are unlikely to affect special interest, and therefore would not need LBC. 	
	<p>The main exception is:</p>	
	<ul style="list-style-type: none"> (i) More than localised repairs of thatch or replacement of thatched roofs with alternative materials such as tile or slate. 	<p>To clarify, changes from one type of thatch to another (for example, from combed wheat reed to water reed or from long straw to combed wheat reed), or from one type of ridging material to another, or changes in the way the material is processed, applied and detailed, would always affect special interest and therefore need LBC.</p>
<p>18 Lead and other metal roof coverings</p>	<p>LBC is unlikely to be needed for the localised patch repair of roof coverings using the same type of metal, either lead – welded, soldered, brazed or welted in place - or for temporary repairs using the same material held in place using acid-curing silicone.</p> <p>If individual sheets or bays of a metal roof are beyond repair, their replacement using the same weight and type of material, and fixed in the same way as the originals, would not need LBC.</p>	<p>Changing the code of lead has consequences; using a lighter code would reduce durability, whereas a heavier code would lead to consequent reductions in the size of bays, with an impact on the appearance of the roof. In a valley gutter that may lead to the need for more steps which may not be possible if an adequate fall is to be provided. A change in code may affect special interest and therefore may need LBC. Where more than 25% of the roof is so deteriorated as to require replacement, the new work may have to comply with building regulations in terms of thermal performance and ventilation. This may involve changes to the detailing of the roof, and these may need LBC.</p> <p>Replacement of lead with another metal roof covering, such as terne-coated stainless steel, may be appropriate in some circumstances, particularly where the lead is prone to theft. The use of an alternative material would, however, require LBC. Such a proposal would need to be very carefully detailed to minimise visual impact and harm to special interest.</p> <p>The use of synthetic non-metal materials is unlikely to be appropriate as a substitute for lead or other metals.</p> <p>Leadwork may retain historic graffiti such as the names of previous leadworkers. These should generally be retained and reworked into any new leadwork.</p>

Short description of the proposed works	Works for which listed building consent is not required, with exceptions highlighted	Further information and discussion
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19 Fascia, soffit and barge boards	Replacement of decayed plain fascia, soffit and barge boards with ones to match the original in terms of material, design, size and finish would not affect special interest and therefore not need LBC.	Much high-level timberwork is completely plain and the replacement to match of individual pieces would not affect special interest and therefore not need LBC. Medieval and later high-level timberwork can be decorative, however, and replacement of these may affect special interest and need LBC.
	The main exception is:	
	(i) Replacement of fancy or carved boards or other decorative timberwork with plain boards.	

20 Works to chimneys	Chimneys should be kept in good repair and minor repairs to chimneys do not affect special interest; LBC is not required for the following works to chimneys: a)The replacement of a pot to match. b)Re-flaunching and re-pointing chimneys in material to match existing, i.e. lime mortar where that has been used.	Dismantling a chimney, rebuilding a missing or dismantled chimney or adding a new chimney, is always likely to affect special interest and therefore to need LBC. See note 42 below for internal works relating to chimneys and fireplaces. Whilst placing a woodburning or solid-fuel stove within an existing fireplace or in a room is unlikely to affect special interest, creating a new flue opening or installing the flue may well require alterations that affect special interest and may need LBC. Furthermore, removal of a historic timber fire-surround to comply with safety regulations or other alterations to the existing fireplace, fittings, surround or hearth may also affect special interest and need LBC (see also note 42 below).
	The main exception is:	
	(i) Adding a cowl to a chimney.	

Rainwater disposal

21 Rainwater goods	Care of rainwater goods, including gutters, downpipes and hoppers, is essential to the good conservation of listed buildings and their maintenance and replacement using materials, sections, designs and decoration, fittings, fixings and finishes to match the originals does not affect special interest and therefore does not need LBC.	Redecoration of rainwater goods is covered in note 1 above. Replacement of inappropriate materials (such as UPVC) with appropriate materials, such as cast metals, would also affect special interest, so would need LBC, but this would normally constitute an enhancement and receive LBC if the impact on special interest is positive. With increasing rainfall intensity caused by climate change, the original or existing capacity of gutters and downpipes may be inadequate and it may be necessary to increase the capacity of gutters and the size or number of downpipes. This may affect special interest and may need LBC.
	The main exceptions are:	

Short description of the proposed works	Works for which listed building consent is not required, with exceptions highlighted	Further information and discussion
21 Rainwater goods (continued)	(i) Replacement of lead or cast-iron rainwater goods in other metal, aluminium or plastic would affect special interest and would need LBC.	Lead and cast-iron rainwater goods can, with appropriate maintenance and redecoration, last much longer than powder-coated aluminium or plastic (the latter are both essentially single-use, though aluminium may last longer than plastic and may be of use in some circumstances).
	(ii) Replacement of historic hoppers, gutter and downpipe brackets (such as rise-and-fall gutter brackets) with modern alternative designs or fixing with fascia brackets when previously the brackets were fixed directly into the masonry may affect special interest and may need LBC.	
22 Drainage	Maintenance and repair of drainage channels and drainage gullies would not normally affect special interest and would not therefore need LBC.	Installation of new drainage channels, including French drains and gullies, where adjacent to the listed building, may affect special interest and would therefore need LBC. It may be classed as development and therefore need planning permission. See note 34 below for advice on drainage pipes. Underground work in a location where archaeological interest is likely to be affected may require archaeological investigation.
External fixtures		
23 Gates and railings	Repair of historic gates and railings using materials and finishes to match the existing would not affect special interest and therefore not need LBC.	LBC is needed for the installation of gates and railings on prominent elevations, or where they are attached to the listed building, and for the removal or alteration of existing gates and railings.
24 External lighting	LBC is not required for the changing of non-historic external light fittings, provided that the fittings are broadly similar and cable routes are re-used or new routes provided which are unobtrusive (i.e. hidden behind downpipes and other elevational features, or provided internally where they do not affect historic internal features).	New or replacement lighting is best introduced in as unobtrusive a manner as possible. Exposed cabling may affect special interest and therefore may need LBC. Any associated re-pointing or stopping up of fixing holes should be carried out using an appropriate mortar rather than resins or adhesives.
	<p style="text-align: center;">The main exceptions are:</p> (i) The removal or alteration of historically significant light-fittings, such as nineteenth century gas light fittings.	Such light fittings are rare and therefore their retention may be important.

Short description of the proposed works	Works for which listed building consent is not required, with exceptions highlighted	Further information and discussion
24 External lighting (continued)	(ii) Cable routes which cross or are channelled through significant fabric and elevations, etc.	Care should be taken with cable routes, so as not to harm the visual appearance of external elevations nor to damage internal features.
25 Utility meter boxes	Utility meter boxes are usually located where practical for utility companies. If they, and any associated cables, can be located where there is little visual impact, the impact on special interest would be very low and thus there would be no need for LBC.	The cumulative impact of multiple meter boxes, as in the case of flats and apartments, and associated wiring, may affect special interest and need LBC. Any associated re-pointing or stopping up of fixing holes should be carried out using an appropriate mortar rather than resins or adhesives.
	The main exception is:	
	(i) The installation of utility meter boxes on prominent elevations, or the installation of multiple utility meter boxes may affect special interest and therefore need LBC.	
26 Key safes	Key safes are a growing requirement, to allow access to houses, perhaps for home care of residents. They are generally small and not intrusive or highly visible, so would generally have little impact on special interest and it is rare that LBC would be needed.	
	The main exception is:	
	(i) Key safes sited in a prominent location may affect special interest and need LBC.	
27 Telephone and electricity cables	Unobtrusive linking to the grid by telephone and electricity cables, etc, would not affect special interest and therefore not need LBC.	New or replacement telephone and electricity cables are best introduced in as unobtrusive a manner as possible. Exposed cabling may affect special interest and therefore may need LBC. Care should be taken with cable routes, so as not to harm the visual appearance of external elevations nor to damage internal features. Any associated re-pointing or stopping up of fixing holes should be carried out using an appropriate mortar rather than resins or adhesives.
	The main exception is:	
	(i) Electricity and telephone cables which cross or otherwise disrupt main elevations and important external features.	

Short description of the proposed works	Works for which listed building consent is not required, with exceptions highlighted	Further information and discussion
28 Television aerials	<p>The replacement of TV aerials (in such a way as to avoid damaging the building when fixing) does not affect special interest and thus not need LBC.</p>	<p>Although it is important to receive a signal, most TV aerials are placed relatively inconspicuously and therefore do not affect special interest. Replacement to the same broad dimensions and in a similar location is unlikely to affect special interest. Equally, TV aerials of whatever size located in a roof valley or some other location not visible from the ground or adjacent buildings, would not need LBC, nor would an internal television aerial, such as an aerial within an attic or loft. Care should be taken with cable routes, so as not to damage internal features. New cables are best introduced in as unobtrusive a manner as possible.</p>
	<p>The main exception is:</p>	
	<p>(i) The replacement of an inconspicuous TV aerial with a much more visible TV aerial or one of much greater dimensions.</p>	
29 Satellite dishes	<p>Satellite dishes can be problematic to site on a building because of the need to face a geostationary satellite. Dishes mounted unobtrusively on relatively inconspicuous elevations or in roof valleys and carefully fixed so as to minimise damage to the building would not affect special interest and therefore would not need LBC.</p>	<p>Many of the same considerations apply to satellite dishes as to TV aerials. Replacement of an existing satellite dish to the same broad dimensions and in a similar location as a consented dish is unlikely to affect special interest and therefore not need LBC. Equally, dishes located in a roof valley or some other location not visible from the ground or adjacent buildings, would not need LBC, nor would a dish mounted at ground level within the surrounding area, such as the garden of a domestic house. Care should be taken with cable routes, so as not to damage internal features.</p>
	<p>The main exception is:</p>	
	<p>(i) A satellite dish mounted on a conspicuous or main elevation or roof or other elevation or roof of significance, are very likely to affect special interest and need LBC.</p>	

Short description of the proposed works	Works for which listed building consent is not required, with exceptions highlighted	Further information and discussion
30 Lightning conductors	<p>If the lightning conductor can take an unobtrusive route from high point to ground, the installation of a lightning conductor is unlikely to affect special interest and unlikely therefore to require LBC, as long as the path from high point to ground is generally hidden.</p>	<p>Often there is little choice about the route of a lightning conductor, and in some cases it will need to take a prominent route from high point to ground, and will therefore need LBC. Careful design, particularly when passing cornices, string courses and plinths, will help minimise impact. See Lightning Protection: Design and Installation for Historic Buildings for further advice.</p>
	<p>The main exception is:</p>	
	<p>(i) Where the lightning conductor needs to take a prominent and visible path from high point to ground and/or where the path to ground interferes with cornices, string courses and plinths, the conductor is likely to affect special interest and therefore need LBC.</p>	
31 Bird control measures	<p>Some bird control measures, such as the location of an imitation hawk at a high point or the reversible fitting of pigeon spikes to horizontal surfaces at a modest scale would not harm special interest and therefore not need LBC.</p>	<p>However, fitting pigeon spikes is a matter of scale and extent. Covering many, most or all horizontal surfaces of a large building would certainly affect special interest, in which case it would need LBC, as would drilling into the building to install fixings.</p>
	<p>The main exceptions are:</p>	
	<p>(i) The fitting of netting over architectural features, openings in buildings and elevations may harm special interest and may therefore need LBC.</p>	
<p>(ii) The reversible fitting of pigeon spikes to horizontal surfaces at a great scale may affect special interest and therefore need LBC.</p>		

Short description of the proposed works	Works for which listed building consent is not required, with exceptions highlighted	Further information and discussion
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32 Minor external fixtures	Minor external fixtures, for instance trellis work for climbing plants, discreet grab handles, house name plates, bat and bird boxes and brackets for hanging baskets are unlikely to affect special interest if not extensive, discreetly located and if fixed carefully to minimise damage to the substrate.	Some climbing plants, such as ivy, can become invasive if uncontrolled but climbing roses, wisteria, etc, have long been a feature of English houses.
	The main exceptions are:	
	(i) The extensive use of minor external fixtures can harm special interest. For instance, the provision of multiple grab handles in prominent locations, or multiple other types of external fixtures on elevations.	
	(ii) Where such fixtures, for instance trellis work, would be fixed to a wall of a particularly high level of craftsmanship, for instance with highly decorative brickwork.	Some listed houses were designed to carry trellis work and its reinstatement may be a benefit.

New services

33 Heating and domestic hot and cold water installations	Most central heating systems are replaced on a regular basis and therefore are unlikely to have historic or architectural special interest. Updating a system, using the same pipe runs, radiator locations and existing external flues is unlikely harm significance and would not need LBC. The replacement of boilers, or the provision of a new boiler in a secondary and unpanelled or not otherwise historically decorated room, such as a service room, are unlikely to affect special interest and thus would not need LBC.	
	The main exceptions are:	
	(i) Installing a new boiler in a primary or reception room, with disturbance to wall-panelling, decorative flooring, etc.	

Short description of the proposed works	Works for which listed building consent is not required, with exceptions highlighted	Further information and discussion
33 Heating and domestic hot and cold water installations (continued)	(ii) Where pipework is to be re-routed internally or where completely new pipework is to be installed and this would involve cutting through historic fabric or creating unavoidably conspicuous surface-mounted pipe-runs, LBC may be needed, dependent on the impact on special interest.	Pipework is best routed through previously used pipe-runs. Care needs to be taken with historic ceiling plaster which is at serious risk of damage due to vibration during cutting out and notching of ceiling joists to accommodate new pipe-runs.
	(iii) The insertion of a balanced flue on a prominent elevation or in a highly visible location would affect special interest and need LBC.	Replacing an existing consented balanced flue or flue outlet like-for-like would not affect special interest and would not need LBC and the introduction of a balanced flue on a secondary or hidden elevation, may not affect special interest and may therefore not need LBC.
	(iv) The installation of conspicuous pipework externally, or ventilation grilles, for instance on front or visible side elevations, may affect special interest and may thus need LBC.	
	(v) The removal of historic boilers and radiators where they are important early examples of heating systems.	In very rare cases, early boilers and radiators of Victorian date may have special interest in their own right and it may be possible to retain them alongside new boilers and radiators; radiators can, for instance, sometimes be re-used as part of a replacement system.
34 Rainwater and wastewater disposal (see 21 above for rainwater goods)	Replacement of soil and vent pipes to match the existing, using existing routes, would not normally affect special interest and need LBC. The installation of new underground drainage pipes or construction of trench arch drains, cess pits, septic tanks, soakaways and underground tanks would not need LBC if they are constructed away from the listed building.	Where waste-water pipework is to be re-routed internally or externally or where completely new pipework is to be installed and this would involve cutting through historic fabric and/or creating unavoidably conspicuous surface-mounted pipe-runs or external pipework on prominent elevations, this is likely to affect special interest and therefore need LBC. Replacement of soil and vent pipes to match the existing and using existing routes is unlikely to affect special interest but replacement of soil and vent pipes in alternative materials and new soil and vent pipes wherever they are located may affect special interest and therefore need LBC. New external pipework from bathrooms and kitchens can be obtrusive and therefore may affect special interest and need LBC (see notes 46 and 47 for kitchen and bathroom fittings). New drainage works may constitute development and may therefore need planning permission; the LPA should be consulted. Underground work in a location where archaeological interest is likely to be affected may require an archaeological investigation. The Environment Agency may also need to be consulted in terms of drainage proposals, particularly where ground-water conditions are sensitive, etc.

Short description of the proposed works	Works for which listed building consent is not required, with exceptions highlighted	Further information and discussion
35 Lagging on pipework	The removal and replacement of lagging, including asbestos lagging, on pipework does not affect special interest and therefore does not need LBC.	The removal of asbestos needs to comply with the appropriate regulations and is a specialist and controlled activity. See Health and Safety Executive: Asbestos Essentials . Local authority Building Control Officers would be able to advise.
36 Electrical installations, including re-wiring	<p>Renewal of electrical installations, including where cables can be routed through existing metal wire ways (conduit or trunking) that are in good condition, is unlikely to affect special interest and would therefore not need LBC.</p> <p>For larger mains cabling, that is surface run, which reuses the same containment system (ladder or tray) and involves no changes to the route or fixings, LBC is unlikely to be needed. Buried cables in the ground reusing exactly the same route/depth/entry into the building they serve and where the ground has been disturbed before are unlikely to require consent.</p>	<p>Exposed plastic conduit is hardly ever appropriate in any kind of listed building – if cabling has to be surface-mounted it is generally better simply to use cable that is colour-matched to the surface to which it is attached. For surface-mounted multiple cable runs, metal trunking is preferable for containment; this can be painted or powder-coated to match the internal decorative finishes.</p> <p>The same considerations apply for computer controls and wi-fi units and their cabling.</p> <p>Air conditioning and electrical comfort cooling are likely to affect special interest and thus need LBC, as would loudspeakers inset into walls and CCTV systems, internal and external.</p>
	The main exceptions are:	
	(i) Where the intention is to use existing cable runs buried in walls but these are not run in metal wire ways, and where, to comply with current electrical safety regulations, an earthed metal covering or conduit is required, LBC would be needed if this would involve removal of more historic plaster or surrounding historic fabric.	
	(ii) New installations, or re-used installations, where it is necessary to cut into wall and ceiling fabric or to notch floor joists, may affect special interest and LBC therefore be needed.	
(iii) Cable routes which cross or are channelled through historically important plasterwork, painted decoration, wallpaper, panelling, etc.		

Short description of the proposed works	Works for which listed building consent is not required, with exceptions highlighted	Further information and discussion
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37 Lighting	LBC is not required for the changing of non-historic light fittings, switches and sockets using the existing pattress boxes or using new pattress boxes in the same position or fitted into an existing recess, provided that cable routes are re-used or new routes provided which are inconspicuous (i.e. beneath floor boards, behind wall panelling, provided this can be done without damaging existing fabric, etc). Joists should generally not be channelled for cable routes but old ones re-used.	For installation of lighting cabling, see electrical installations, note 36 above. See Internal Lighting in Historic Buildings and External Lighting of Historic Buildings for more detailed information. Some light switches and sockets may have historic interest.
The main exceptions are:		
	(i) Works to replace or adapt historically significant light fittings or light fittings in post-war listed buildings which are appropriate to their date.	Early light fittings, and light fittings contemporary with twentieth century LBs, both internal and external, may have special interest. Very early gas light fittings, etc, are of substantial interest but are consequently very rare. The removal or alteration of historically significant light-fittings, such as eighteenth and nineteenth century hanging chandeliers and strengthening works for new heavy lighting, such as chandeliers, may affect special interest and need LBC.
	(ii) Cable routes which cross or are channelled through historically important plasterwork, painted decoration, wallpaper, panelling, etc.	

Internal works

38 Internal redecoration	Most buildings have undergone many cycles of internal redecoration, and most internal redecoration would not affect special interest, in which case it would not need LBC.	This category includes redecoration of previously decorated internal walls, doors, windows and frames, metalwork, etc. It does not include new plastering or removal of plaster (see 39 below). Exposed timber, brick- and stonework, etc, both internally and externally, and features such as tool marks, carpenters' marks, smoke blackening, decorative painting, plasterwork, pargetting or sgraffito work are always damaged by abrasive cleaning methods. Such work to timber and to other substrates is always likely to affect special interest, to need LBC and therefore full expert assessment before consent is granted, as well as expert handling.
The main exceptions are:		

Short description of the proposed works	Works for which listed building consent is not required, with exceptions highlighted	Further information and discussion
38 Internal redecoration (continued)	(i) Changing from a traditional paint type to a modern type or other breathable wall finish to a non-breathable wall finish, e.g. from limewash or distemper to modern vinyl or acrylic emulsion paint. Many modern paints and coatings, like plasticised paints and coatings, and moisture-retardant coatings, fall into this category.	<p>Traditional finishes are important to buildings of traditional construction, as they contribute to the appearance and authenticity of the building and perform in ways that are often beneficial for building fabric, for example by allowing moisture to pass out of the building. Many modern paints and coatings, like plasticised and moisture-retardant coatings, do not perform in the same way and may result in moisture accumulation in the building fabric. As changing to modern finishes is likely to affect special interest due to physical damage, its use would need LBC.</p> <p>Care is needed in stripping paint from panelling and historic surfaces, not only because stripping may harm the substrate and remove evidence of previous decorative schemes but because many historic interiors were intended to be painted. For example, many eighteenth century panelled interiors were originally painted and therefore were panelled in relatively cheap timber panelling which was not intended to be exposed. Conversely, some higher quality seventeenth and eighteenth century panelling was certainly intended to be unpainted. Proposals for stripping painted timber, or painting unpainted timber, would benefit from expert advice as they may affect special interest and need LBC.</p>
	(ii) Alteration to a historic decorative scheme which contributes to special interest is likely to need LBC.	Surviving historic decoration is likely to contribute to special interest. Change including re-decoration would therefore need LBC.
	(iii) Removing or decorating over hand-painted special finishes like grained timber, wall-paintings, murals, etc, is likely to affect special interest and therefore need LBC.	Change to pre-1945 special finishes may affect special interest and need LBC. This may also be true of post-1945 special finishes if architect/artist-designed and/or craftsperson-executed.
	(iv) Decorating surfaces which were previously undecorated, e.g. previously unpainted brickwork, stonework, or timber.	This would usually affect special interest (unless in a clearly non-significant part of a building) and would therefore need LBC.
	(v) Removing decorative finishes from surfaces which were previously decorated, e.g. stripping brick or stone which was previously painted.	This would usually affect special interest (unless in a clearly non-significant part of a building) and would therefore need LBC.
	(vi) Causing damage to or concealing features of special interest, like mason's marks, etc.	Such damage would affect special interest and need LBC, but the key is to identify any such features in advance and to use tradespeople with the skills to conserve them.

Short description of the proposed works	Works for which listed building consent is not required, with exceptions highlighted	Further information and discussion
39 Internal plaster, decorative plaster (including papier maché and carton pierre), and other plaster features such as cornices and ceiling roses	<p>Compatible patch repairs to minor surface damage or cracks to internal wall and ceiling plaster often accompanies redecoration works. Filling cracks or repairs to minor surface damage using appropriate matching materials and finishes, even if quite widespread across a wall, is unlikely to affect special interest and would thus not need LBC. Such repairs should be redecorated to match the rest of the wall.</p>	<p>Careful repair of internal wall and ceiling plaster, physically and visually compatible, using an appropriately skilled and experienced craftsman, is unlikely to affect special interest and therefore to need LBC (see paragraphs 34-36 for the importance of professional and craft advice). Removing internal plaster to expose walls and ceilings that were intended to be plastered to leave visible the stonework, brickwork or infill in timber-framing, etc, is very likely to affect special interest, both in appearance as well as in performance terms (moisture-buffering) and need LBC.</p>
	<p>The main exceptions are:</p>	
	<p>(i) Patch repair using inappropriate materials or a non-matching finish.</p>	
	<p>(ii) Repair, replacement and re-decoration of decorative and/or moulded plasterwork and architectural features is likely to affect special interest and need LBC.</p>	<p>Repair, replacement and re-decoration (including stripping of clogged paintwork) of decorative wall and ceiling plasterwork and architectural features would normally affect special interest and need LBC because of the sensitivity of such features. Assessment by a suitably qualified specialist is likely to be helpful (see paragraphs 34-36 above).</p>
<p>(iii) The repair of plaster under wall paintings and other mural or ceiling decorations.</p>	<p>Figural and abstract or decorative wall and ceiling paintings of whichever era are rare survivals and their conservation is of great importance. Plaster and timber surfaces with this kind of painted decoration will need appropriate assessment by a suitably qualified specialist before repairs to substrate is attempted, to ensure preservation of the decoration.</p>	
40 Fitted furniture	<p>Many listed buildings retain historic fitted furniture, such as corner cupboards, fitted dressers in kitchens, window seats and understair cupboards, and even rarer fittings such as dais beams, which is likely to be of special interest. Minor repair, maintenance and redecoration are very unlikely to need LBC.</p>	<p>Removal of historic fitted furniture would affect special interest and therefore require LBC. This is a type of proposal where it may be useful to check with a suitably qualified specialist and/or LPA through an exchange of correspondence including photographs of the fittings in question.</p>

Short description of the proposed works	Works for which listed building consent is not required, with exceptions highlighted	Further information and discussion
41 Wall panelling, dado rails, skirting boards, cornices, picture rails, architraves and other interior architectural features	<p>Minor repairs or re-decoration of wall panelling and other interior architectural features do not affect special interest and therefore do not need LBC.</p>	<p>Wall panelling and related architectural features including internal shutters can be of particular importance and rarity – and not simply because they are lavish or decorative – and most works, apart from very minor works listed opposite, need to be carefully developed.</p> <p>Plain painted panelling is likely to be less sensitive to drilling for hanging pictures, etc, because any making good of holes can be hidden when re-decorated. Some painted panelling, where historic figurative and patterned decorative schemes survive, is however, likely to be more sensitive. Unpainted panelling is more sensitive but localised drilling, when not extensive, is unlikely to affect special interest, and thus need LBC, except where panelling is of very high interest. Reinstatement of missing architectural features, or introduction of new architectural features would normally need LBC.</p>
	<p>The main exceptions are:</p>	
	<p>(i) Alteration and/or replacement of wall panelling and related wooden features is likely to affect special interest and generally needs LBC.</p>	
<p>(ii) Painting unpainted wall panelling or stripping painted wall panelling of its paintwork is likely to harm special interest and needs LBC.</p>	<p>For internal re-decoration see above (note 38).</p>	
42 Chimneys, fire surrounds, mantels and overmantels	<p>While the redecoration of chimneys and fire surrounds would not require LBC, more intrusive works are likely to affect special interest and therefore need LBC.</p>	<p>Installing a woodburning stove is unlikely to affect special interest but installing the flue may need LBC as would the removal of a historic timber fire-surround, historic range or inset to make space or comply with safety regulations.</p>
	<p>The main exception is:</p>	
<p>(i) Opening up of blocked or altered fireplaces, reinstatement of hearths, removal of fireplace surrounds or replacement or addition of new, removal of ranges and insets, major structural repairs to internal flue elements, such as mid-feathers, etc.</p>		

Short description of the proposed works	Works for which listed building consent is not required, with exceptions highlighted	Further information and discussion
43 Curtains and curtain rails, hangings and fabric	<p>In general, the replacement of recent dressing and soft decorations to windows does not affect special interest and does not require LBC.</p>	<p>There are examples of curtain rails and hangings which are of special interest in terms of the history of interior decoration and the development of taste from the sixteenth century onwards, such as schemes by Robert Adam and others, but these are rare and usually well-known to their owners.</p>
	<p>The main exceptions are:</p>	
	<p>(i) The removal or alteration of historically significant curtain rails and other fixtures related to windows.</p>	
44 Wallpaper and other wall-coverings	<p>LBC is not required for the removal or painting over of post-1945 wallpaper, except where the building post-dates 1945, and then only where the wallpaper is decoratively or otherwise significant.</p> <p>LBC is not required for the removal of wall tapestries where these are not clearly fixed to the walls but simply hung. However, the removal of members from which tapestries are hung, if fixtures, would need LBC if they contribute to special interest.</p>	<p>LBC is generally only likely to be required for the removal or painting over of wallpaper in those rare circumstances where the paper is particularly early or of high decorative quality – eighteenth and early nineteenth century wallpaper is of particular interest, as also panoramic wallpapers of French manufacture, dating from the nineteenth and twentieth centuries.</p> <p>LBC is required for the removal or painting over of other forms of wall-covering, such as painted leather, though these are very rare indeed.</p> <p>See also note 39 Internal Plaster for painted wall and ceiling decoration.</p>
	<p>The main exception is:</p>	
<p>(i) The removal or painting over of historically significant wallpaper or other forms of wall-covering.</p>		

Short description of the proposed works	Works for which listed building consent is not required, with exceptions highlighted	Further information and discussion
45 Floors	Minor repair works to historic floors using appropriate matching materials would not affect special interest or need LBC.	Many historic floors have special interest, including quarry tiles and brick pampments, stone and slate flags and tiles, beaten earth, lime ash, gypsum plaster, ceramic tiles and marble floors, wide oak- or elm-boarded floors, timber floors edge-to-edge nailed and dowelled, and marquetry and parquetry floors. Works to these may affect special interest and may therefore need LBC as would removal. The installation of underfloor heating and the replacement of suspended floors with solid floors are likely to affect special interest and thus need LBC.
	The main exceptions are:	
	(i) Fitting carpet directly to decorative historic floors of importance, for instance marquetry floors, would affect special interest and need LBC.	Installation of acoustic and thermal insulation to existing floors may require lifting and re-laying of historic floor surfaces, which can be damaging, and/or may result in a change in floor level; both will affect special interest and so LBC will be needed. Rubber underlay below carpets acts as a vapour barrier and can lead to deterioration of historic floors where there is no under-floor ventilation.
	(ii) Works to historically significant floors – e.g. those listed above.	
(iii) Raising floor levels to accommodate insulation or underfloor electric heating.	Raising floor levels to allow for the insertion of insulation and underfloor heating will need LBC due to the impact of alterations not only to substrate, etc, but to changes to skirtings, doors, steps, etc, and consequent possible harm to special interest.	
46 Kitchen fittings	Kitchen fittings are changed frequently and replacement of modern fittings is unlikely to harm special interest, nor need LBC.	See also notes 33-37 for advice on services; pipework, new vents and flues, associated with new kitchen fittings, may affect special interest and need LBC.
	The main exception is:	
(i) The removal or alteration of rare surviving historic kitchen and other service fittings, including cast iron ranges, coppers, their former housings, historic sinks, bread ovens, the remains of spits, hooks for smoking hams in chimneys, etc, which may harm special interest and which would therefore need LBC.	Related fittings include racks in wine cellars, staging for beer barrels, fittings and cupboards in pantries, the remnants of servants' bell systems, dumb waiters, laundry and drying racks, etc.	

Short description of the proposed works	Works for which listed building consent is not required, with exceptions highlighted	Further information and discussion
47 Bathroom fittings	The great majority of bathroom fittings are modern and of no special interest; LBC is therefore not needed for their removal and replacement	See also paragraphs 33-37 for advice on services; pipework and new ventilation, associated with new bathroom fittings, may affect special interest and need LBC.
The main exceptions are:		
	(i) LBC is required for the removal or replacement of rare survivals of fittings of historic special interest, for example old thunderboxes, eighteenth and nineteenth century panelled cupboards, nineteenth century decorated, embossed or painted lavatory pans, with or without timber seats and panelling, early shower fittings, Art Deco bathroom fittings, etc.	
	(ii) The removal or alteration of bathroom fittings from a small number of highly elaborate ensembles dating from the later nineteenth and earlier twentieth centuries, for instance Art Deco bathrooms.	
	(iii) The removal or alteration of fittings which survive from a previous use of the room, for instance an eighteenth century cupboard in a room recently converted into a bathroom.	
	(iv) The removal or alteration of bathroom fittings in post-war listed buildings which may be of special interest in the context of their setting.	

Short description of the proposed works	Works for which listed building consent is not required, with exceptions highlighted	Further information and discussion
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Energy efficiency

48 Loft insulation	<p>Amongst the simplest of insulation methods, loft insulation does not affect special interest where it is a simple matter of laying insulation above flat ceilings in the roofspace, between the joists of the ceiling below (creating what is known as a cold roof) without alteration of roof and ceiling structures; it therefore does not need LBC.</p>	<p>The impact of insulation on the potential for moisture accumulation in building fabric, when insulating at ceiling level should always be considered before installation. Insulation should never be fastened to or sprayed on the underside of slates or tiles, as this makes it impossible to maintain or reuse the roof coverings.</p>
	<p>The main exception is:</p>	
	<p>(i) Any additional ventilation installed to reduce the risk of moisture accumulation may affect special interest and need LBC.</p>	
49 Draught-proofing	<p>Draught-proofing covers a lot of works which may not affect special interest, like curtains, using bolsters to reduce draughts under doors, and rugs and carpets to floors. None of these would need LBC.</p>	<p>Self-adhesive strips fitted to windows as draught-proofing do not affect special interest and do not need LBC. More intrusive methods of draught-proofing, with damage to structure and features, may affect special interest and need LBC. See also notes 6 and 10 above. If an open fire or solid-fuel stove is in use, care must be taken to maintain adequate ventilation into the room to ensure proper functioning and combustion.</p>
	<p>The main exceptions are:</p>	
	<p>(i) The fitting of elaborate mechanisms to windows to prevent draughts.</p>	
	<p>(ii) The fixing of intrusive draught-proofing to doors and windows requiring cutting into them or otherwise damaging them.</p>	<p>See notes 6 and 10 above on draught-proofing works to doors and windows.</p>
50 Refurbishing or replacing lost shutters, blinds and awnings	<p>Appropriate repair of shutters and external blinds or awnings would not affect special interest and therefore not need LBC.</p>	<p>External shutters, blinds and awnings protect against solar gain, whilst shutters also reduce heat loss. Such shutters are good at reducing heat loss but are less effective against heat gain. Some listed buildings formerly had external shutters, awnings and blinds; on many buildings it would be entirely appropriate for these missing features to be reinstated. Similarly, reinstatement of internal shutters can bring many benefits and their reinstatement would be appropriate too. However, LBC is likely to be needed for the reinstatement of missing shutters, awnings and blinds, or for entirely new shutters, awnings and blinds. See also note 8.</p>

Contact Historic England

East of England

Brooklands
24 Brooklands Avenue
Cambridge CB2 8BU
Tel: 01223 582749
Email: eastofengland@HistoricEngland.org.uk

Fort Cumberland

Fort Cumberland Road
Eastney
Portsmouth PO4 9LD
Tel: 023 9285 6704
Email: fort.cumberland@HistoricEngland.org.uk

London and South East

4th Floor
Cannon Bridge House
25 Dowgate Hill
London EC4R 2YA
Tel: 020 7973 3700
Email: londonseast@HistoricEngland.org.uk

Midlands

The Axis
10 Holliday Street
Birmingham B1 1TF
Tel: 0121 625 6888
Email: midlands@HistoricEngland.org.uk

North East and Yorkshire

Bessie Surtees House
41-44 Sandhill
Newcastle Upon Tyne NE1 3JF
Tel: 0191 269 1255
Email: northeast@HistoricEngland.org.uk

37 Tanner Row
York YO1 6WP
Tel: 01904 601948
Email: yorkshire@HistoricEngland.org.uk

North West

3rd Floor,
Canada House
3 Chepstow Street
Manchester M1 5FW
Tel: 0161 242 1416
Email: northwest@HistoricEngland.org.uk

South West

Fermentation North
(1st Floor)
Finzels Reach
Hawkins Lane
Bristol BS1 6JQ
Tel: 0117 975 1308
Email: southwest@HistoricEngland.org.uk

Swindon

The Engine House
Fire Fly Avenue
Swindon SN2 2EH
Tel: 01793 445050
Email: swindon@HistoricEngland.org.uk



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HEAG304

Publication date: v1.0 June 2021

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Design: Historic England