

Listed Buildings

A Listed Building is designated and managed under the Planning (Listed Buildings and Conservation Areas) Act 1990. The Act defines a building or structure, and its curtilage, where Listed Building Consent is required for certain works. Buildings can be Grade I, II* or II, which identifies their national significance. In Hull there are 482 listed buildings. These range from telephone boxes to the Hull City Hall, and many smaller houses.

Hull City Council are responsible for the administration of Listed Buildings by processing Listed Building Consent and Planning Applications and enforcement against unauthorised development. When considering applications for the development of a listed building the Council must have special regard to preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Listing - Listing includes the full structure to its front and back and interior, not just the front elevation. It also includes the curtilage of the building and any structures and boundaries, within its curtilage, which predate July-1948.

Any item which is fixed to the building is also considered as being listed.

Curtilage is the land which forms a part of a listed building. In simple cases this is often the front and rear gardens associated with a dwelling. In more complex cases it can include ancillary land associated with the function of an industrial building or a school playground.

A **listing description** is published by Historic England to identify a listed building. They should not be used to define the full extent of listing. Post-2013 descriptions can define the extent of listing and what is of special interest. Planning Permission Nearly all permitted development rights are withdrawn for listed buildings. This means that you will likely need planning permission for works to alter a boundary, to erect a shed, to install a satellite dish or for a change of use of a listed building.

Fixtures and fittings - Fixtures are items with a physical attachment to a building and where historic are considered as part of the listing. Fittings are removable items and are not considered as being listed. For example, a radiator can be considered as being listed but a picture hanging from a wall is not listed. If you are unsure if something is classed as listed or not it is always best to check with the Council.

Consent for work - Works for alteration, demolition or extension which would affect the character of a listed building's special architectural or historic interest require 'listed building consent'. Consent is free to apply for. It is an offence not to obtain consent for relevant works and you could be prosecuted. An exception is when fitting a bathroom which you may not need consent for, however if in doubt always check with the Council first.

Consent is needed for works including –

- Construction and demolition of extensions
- Changing windows and doors
- Demolishing or changing internal walls
- Removing historic fixtures
- New advertisements

Consent is not usually required for painting and decorating, replacing modern kitchens and bathrooms or external maintenance and repair.

If you are uncertain if you need consent or not please get in touch with the Council.

To **find out more**, get in touch with the Council's Planning Department –

- E-mail – dev.control@hullcc.gov.uk
- Telephone – 01482 300 300
- Post –

Hull City Council
The Guildhall
Alfred Gelder Street
Hull
HU1 2AA

- Website - <https://www.hull.gov.uk/building-standardsregulations/listed-buildings>

