

# Listed Buildings in Gloucester : A guide for owners, occupiers and developers

## How much of a building is listed?

Buildings are listed in their entirety. There is no such thing as just a listed façade or interior.

Any object or structure fixed to a listed building is treated as part of the building. This may include doors, fireplaces, panelling, staircases and built-in furniture. In addition, any object or structure within the curtilage of the building which has formed part of the land since before 1 July 1948 is included in the listing. This may include garden walls, gate piers, railings and outbuildings.



St Swithun's Church, Hempsted  
Rebuilt 1467-77 for the Prior of Llanthony Secunda Priory, Gloucester, with later additions, Grade II\*. The churchyard contains five listed chest tombs, all Grade II, including one to John Freeman, a Royalist captain killed by a musket ball at the siege of Gloucester 1643.

All list entries include a description of the building. The description is intended to aid identification - it is not intended to provide a comprehensive record of all features of importance. Just because a feature is not mentioned in the entry does not mean that it is not of interest, or that it can be removed or altered without consent.

In cases of doubt, please contact the City Council's Conservation Team at the address on the back of this guide.

## What does it mean to own or occupy a listed building?

If you wish to demolish a listed building, or to alter or extend it in a way which affects its character as a building of special architectural or historic interest, you must apply for Listed Building Consent from the City Council.

It is a criminal offence to demolish, alter or extend a listed building in a way which affects its character without consent.

The penalties for carrying out unauthorised works can be heavy. The courts can impose unlimited fines and a prison sentence. The City Council can also serve an Enforcement Notice to restore the building to its former state or to alleviate the effects of the unauthorised works.

Unauthorised works to a listed building are enforceable for as long as the building is on the national register of buildings of special architectural or historic interest. If an owner carries out work which is not detected by the City Council, it can cause problems in the future when the property is sold.

## Are there any works that do not require Listed Building Consent?

Like-for-like repairs are usually exempt from Listed Building Consent, provided that they are carried out using appropriate traditional methods and materials, and involve minimal intervention into the historic fabric of the building.

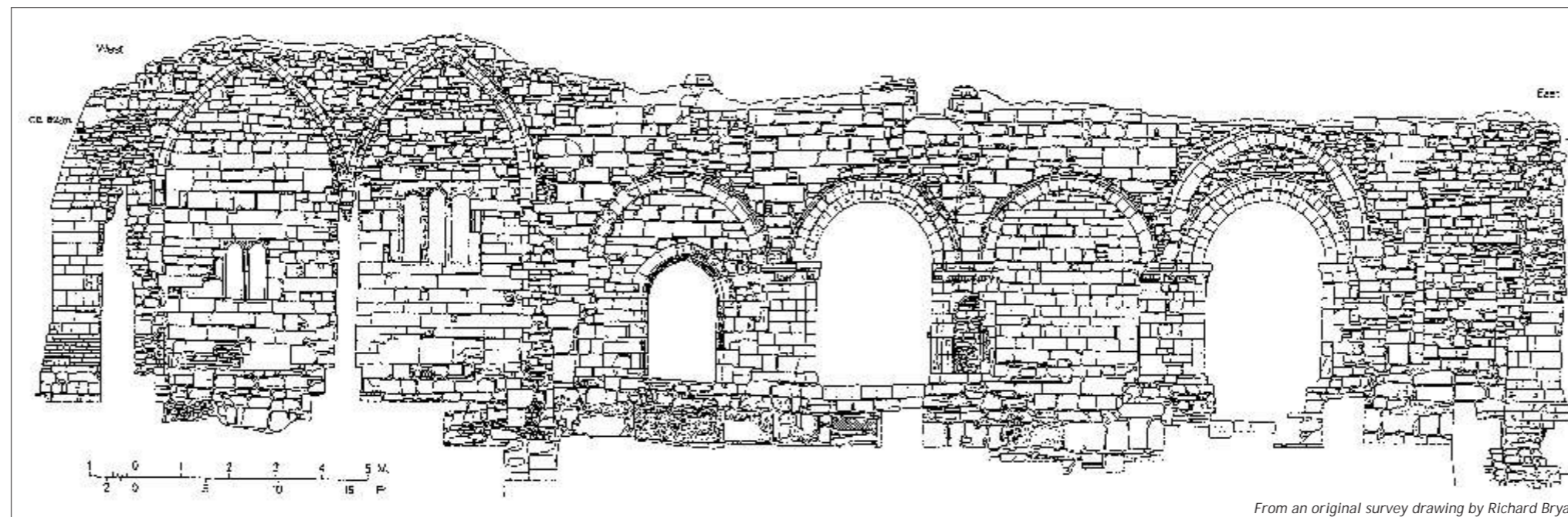
The primary legal test is whether the proposed works would affect the character of the listed building. If they do, Listed Building Consent is required.

It is up to the council to decide if the works will affect the character of a building, so it is important to consult the Conservation Team before carrying out any works.

Works which may require Listed Building Consent include:

- Extensions
- Demolitions
- Removing chimney stacks and pots
- Replacing natural roof slates with concrete tiles
- Installing replacement windows and doors (internal and external)
- Painting, cleaning or repointing external brickwork
- Replacing cast iron rainwater goods with plastic
- Installing a TV aerial, satellite dish or alarm box
- Changing the floor plan or the internal structure
- Removing fireplaces, staircases or other internal joinery

Please be aware that this is not an exhaustive list.



St Oswald's Priory, Priory Road  
The ruined arcade of 12th and 13th century arches is all that remains of the Augustinian Priory founded c. AD 900 by King Alfred's daughter, Ethelfleda of Mercia, Grade I. The Priory was one of six medieval religious houses in Gloucester. After the Dissolution, the north aisle and transept remained in use as St Catherine's parish church.

You may be committing a criminal offence if you carry out unauthorised works to a listed building. Please check with the Conservation Team first.



Bearland House, Longsmith Street  
Brick town house, built c. 1735-40 for a prominent Gloucester attorney, now offices, Grade II\*.

## Applying for Listed Building Consent

The procedure for obtaining Listed Building Consent is similar to applying for planning permission. A special Listed Building Consent form is available from the Conservation Team.

The form explains what information and plans are required by the council in order to determine the application. Full information is required to allow the council to assess the likely impact of the proposals on the special architectural or historic interest of the building and on its setting. A written justification setting out why the works

are desirable or necessary should be provided.

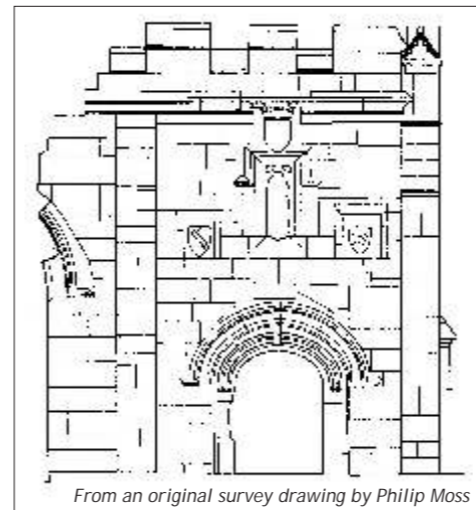
It may also be necessary to apply for planning permission. This must be done on a separate form, but in most cases applications for both will be considered at the same time. The whole process takes about eight weeks, although applications relating to Grade I and II\* buildings may take longer to determine due to the need for the council to consult with English Heritage and other interested parties. No fee is charged for making an application for Listed Building Consent, however a fee is charged for making an application for planning permission. Some church buildings are exempt from certain aspects of control. Please check with the council's Conservation Team.

In addition to planning permission, the proposed works may also have to satisfy the requirements of the Building Regulations. Please check with the council's Building Standards and Control Team at the address shown on the back of this guide.

## What happens if your listed building falls into disrepair?

It is in the interest of a building's owner to keep it in use and good repair, since this will protect its long-term value. Historic buildings can quickly sink into

decay. A few pounds promptly spent mending a leaking gutter can save hundreds of pounds in dealing with extensive repairs if the leak is ignored.



Outer Gatehouse, Llanthony Secunda Priory, Llanthony Road  
Founded in 1136, Llanthony Secunda Priory became the seventh richest Augustinian priory at the time of the Dissolution. Built 1494-1500, the remains of the outer gatehouse are listed Grade I.

If a listed building falls into disrepair to the extent that its preservation is at risk, the council has powers to take action. These powers include:

## • Urgent Works Notice

In the case of an unoccupied listed building, the council may serve a notice specifying the works urgently required to keep a building secure,

weathertight and safe from collapse. If, after a period of not less than seven days, the building owner fails to take action, the council may execute the works and reclaim the costs from the owner.

## • Repairs Notice

The council may serve a notice on the owner of any listed building specifying those works which it considers reasonably necessary for the long-term preservation of the building. If, after a period of not less than two months, it appears that reasonable steps are not being taken to properly preserve the building, the council may begin compulsory purchase proceedings.

## Is there any financial help available?

At the time of publication of this leaflet (April 2004), financial assistance is available through the Townscape Heritage Initiative (THI) scheme to help owners of properties in outer Eastgate Street, inner Worcester Street and St Michael's Square to put their buildings into sound repair. The THI scheme is supported by the Heritage Lottery Fund and expires in 2007.

For the majority of listed buildings in Gloucester, no grants are currently available. The council will, however,

continue to evaluate possible sources of strategic funding in order to build upon the successes of the current THI scheme.

Some works to listed buildings enjoy a more favourable position with regard to VAT than do the same works to unlisted buildings. Certain "approved alterations" to listed buildings are zero-rated for VAT. Further information is contained in the HM Customs and Excise *Notice 708* (July 2002), copies of which can be ordered by calling 0845 010 9000.

## What is the 'Buildings at Risk' register?

In July 2001, the council published the first *Buildings at Risk* register for the city.

The register identifies all listed buildings and historic monuments which are at risk through neglect or decay. The current edition can be accessed at [www.gloucester.gov.uk](http://www.gloucester.gov.uk). Paper copies can be requested from the Conservation Team.

By focusing attention on neglected buildings and monuments, the register seeks to identify ways in which their repair might be achieved.



King's Board, Hillfield Gardens, London Road  
Late 18th century gazebo, incorporating a re-used 14th century arcade and other architectural details said to come from the King's Board, a medieval house which stood in the city centre until demolition in 1780, Grade II\*.

For example, there may be opportunities to secure grant aid, to attract new ownership, or to deliver imaginative solutions through partnership. The register also aims to anticipate problems by careful monitoring.

## Scheduled Ancient Monuments

Some structures are both listed buildings and scheduled ancient monuments. In these cases, please consult the City Archaeologist at the address shown on the back of this guide before carrying out any work.



Bishop Hooper's Lodging, 99 & 101 Westgate Street  
Timber framed merchant's house, now the Folk Museum, built c. 1500 probably for a master clothier with later additions, Grade II\*.