



entrance portico to Eastgate Shopping Centre.



13% of all listed buildings in Gloucester are Grade I or II\*. The equivalent figure for the whole of England is just 6%.

**How are Listed Buildings chosen?**

All listed buildings are selected according to a set of national criteria. These include:

**Architectural interest.** Buildings which are important due to the interest of their architectural design, decoration and craftsmanship; or important examples of particular building types, construction techniques or plan forms.

**Historic interest.** Buildings which illuminate important aspects of the nation's social, cultural or military history.

**Close historical association.** With nationally important people or events.

**Group value.** Where buildings form an important architectural or historic unity.

The older a building is and the less it has been altered, the more likely it is to be listed.

- All buildings built before 1700 which contain a significant proportion of their original fabric are listed.

- Most buildings built between 1700 and 1840 are listed.

- Only the best examples of buildings built after 1840 are listed. Post-1914 buildings have to be of particularly high quality.

- Buildings which are less than 30 years old are listed only if they are of outstanding quality and under threat.

No buildings less than 10 years old are listed.

**Can buildings be added to the List?**

Buildings can be both added to and removed from the list. Any individual or organisation can apply to English Heritage for a building to be added or removed from the list. English Heritage

◀ continued on inside pages



Gloucester City Council Heritage Team,  
Herbert Warehouse, The Docks, Gloucester, GL1 2EQ

**T: 01452 396855 or 396194**  
**E: [heritage@gloucester.gov.uk](mailto:heritage@gloucester.gov.uk)**

If you or someone you know cannot understand English and needs help with this information; or if you would like a large print, Braille or audio version please call 01452 396396.

Please note that the buildings shown in this leaflet are in private ownership and are not necessarily accessible to the public. This leaflet is not a statutory or legal document. It is to be used only for general guidance. If in doubt, please contact the City Council's Heritage Team.

**Development Services and Trees**  
T: 01452 396775 or 396776  
E: [development.control@gloucester.gov.uk](mailto:development.control@gloucester.gov.uk)

**City Archaeologist**  
T: 01452 396346  
E: [archaeology@gloucester.gov.uk](mailto:archaeology@gloucester.gov.uk)

**Building Control**  
T: 01452 396771  
E: [buildingcontrol@gloucester.gov.uk](mailto:buildingcontrol@gloucester.gov.uk)



# Listed Buildings in Gloucester

This guide describes what a listed building is; how and why buildings are listed; how listing may affect you as an owner, occupier or developer; where to get further information and help.

Please see the separate guide 'Conservation Areas'

**What is a Listed Building?**

This is a building which has been identified as being of special architectural or historic interest. It is included in a national register of such buildings compiled by the Secretary of State.

Any structure can be listed. Listed buildings in Gloucester include churches, schools, pubs, hotels and warehouses, as well as statues, telephone boxes, a drinking fountain, gates, railings and walls.

**Why are buildings listed?**

The Secretary of State has a legal duty to compile lists of buildings of special architectural or historic interest.

Buildings are listed to ensure that their special interest is considered before decisions on their future are made. This does not mean that the building and its surroundings must be preserved intact at all costs. It does mean that changes will only be permitted if they respect the particular character and interest of the building and its setting.

There are 659 listed buildings in Gloucester. It is important to protect these buildings so that the city can retain its unique identity, character and rich heritage.

**Listed Building Grades**

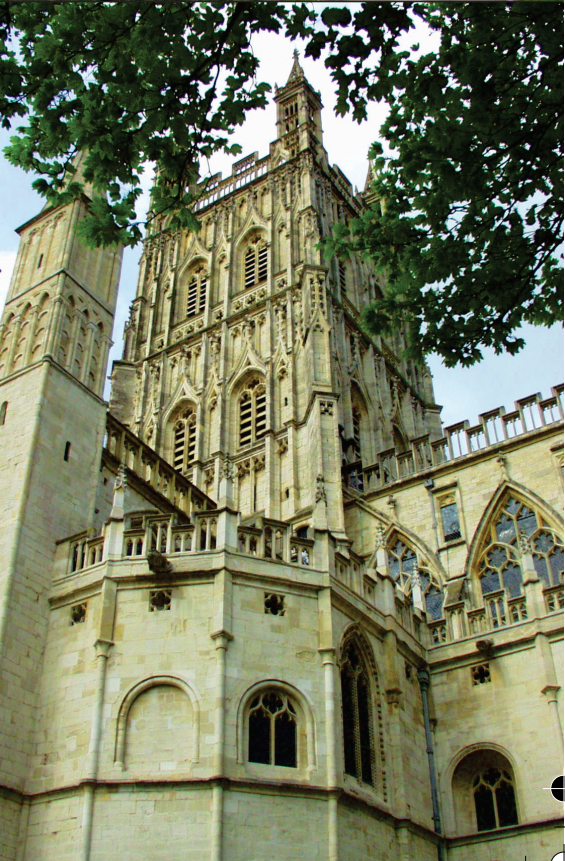
Listed buildings are graded to show their relative importance.

**Grade I** Buildings of exceptional interest. There are 35 in Gloucester. Examples include the Cathedral, Llanthony Priory, New Inn and the Church of St Mary de Crypt.

**Grade II\*** Buildings of more than special interest. There are 55 in Gloucester. Examples include the central block of HM Prison, Horton Road Hospital, King's School and Hempsted Village Cross.

**Grade II** Buildings of special interest. There are 569 in Gloucester, the majority of which are private houses. Others include the Olympus Theatre, Bishop Hooper's Monument and the

continued on opposite page ▶



# Listed Buildings in Gloucester - A Guide for Owners, Occupiers and Developers

will examine the case and make a recommendation, but the decision on whether to list is taken by the Secretary of State.

In cases where a building believed to be worthy of listing is under threat, the City Council can issue a Building Preservation Notice. This gives the building the same protection as a listed building for up to six months. During this time, English Heritage will decide whether or not to recommend the building for listing.

## 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.

Also, 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 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 case of doubt, please contact the City Council's Heritage 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 doing so 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 work.

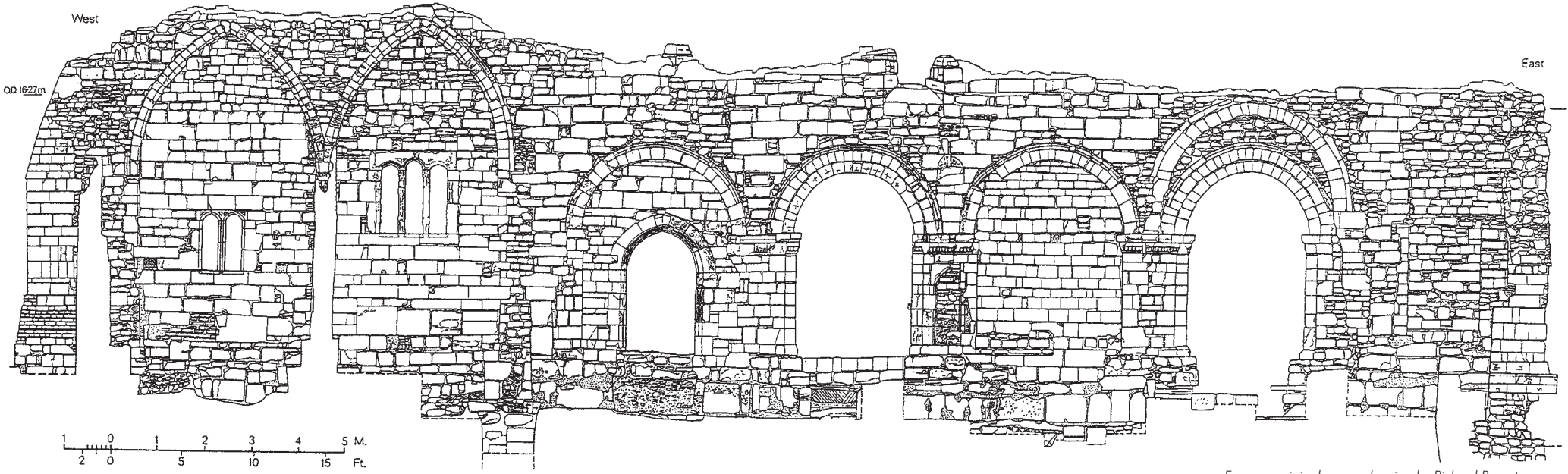
Unauthorised works to a listed building are enforceable for as long as the building is on the National Register of Buildings of Special Architectural or Historical Interest. If an owner carries out work which is not detected by the Council, it can cause problems in the future when the property is sold.

## Is there any work that does 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 work would affect the character of the listed building. If they do, Listed Building Consent is required.

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



St Oswald's Priory, Priory Road

The ruined arcade of C12th and C13th arches is all that remains of the Augustinian Priory founded c.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.

## Work which may require Listed Building Consent includes:

- 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.



Bearland House, Longsmith Street  
Brick town house, built c1735-40 for a prominent Gloucester attorney, now offices, Grade II\*.

This is not an exhaustive list. You may be committing a criminal offence if you carry out unauthorised work to a listed building. Please check with the Heritage Team first.

## Applying for Listed Building Consent

The procedure for obtaining Listed Building Consent is similar to applying for planning permission. A Listed Building Consent form is available from the Development Control Team or the City Council's website.

Notes and guidance with the form explain 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, including a design and access statement. Applications should also consider the relevant policies in the National Planning Policy Framework and the Joint Core Strategy.

It may also be necessary to apply for planning permission. 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. A fee is however charged for making an application for planning permission.



Outer gatehouse, Llanthony Priory, Llanthony Road  
Founded 1136, Llanthony 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.

Some church buildings are exempt from certain aspects of control. Please check

with the Council's Heritage Team. In addition to planning permission, the proposed works may also have to satisfy the requirements of the Building Regulations.

Please check with the City Council's Building 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.

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

**Urgent Works Notice.** In the case of an unoccupied listed building, the City 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's owner fails to take action, the City 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, financial assistance by the Council is limited. Currently there is a Townscape Heritage Initiative within the Southgate Street area of the City, offering financial assistance to key properties in regard to structural repairs, reinstatement of architectural detail and creation of residential floor space in vacant upper floors. Please see the Council's website for information.

For the majority of listed buildings in Gloucester there are no grants available. The Council will, however, continue to evaluate possible sources of strategic funding in order to assist owners and tenants of historic buildings. Should grants become available in the future, information will be added to the Council's website.



Bishop Hooper's Lodging, 99 & 101, Westgate Street  
Timber framed merchant's house, now the Folk Museum, built c1500 probably for a master clothier with later additions, Grade II\*.



66 Westgate Street  
An extensive restoration was completed on this grade II\* listed C15th former merchant's house in 2009. Work included a new stone slate roof and re-rendering of the street elevation. The ground floor has been retained as a café, with the upper two floors converted into a two bed apartment.

## 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).

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

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.

Please contact The Heritage Team for further information.

## Scheduled Monuments

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