

IMPORTANT INFORMATION – PLEASE INFORM THE PROSPECTIVE PURCHASER

THIS PROPERTY IS A LISTED BUILDING

Please refer to the information below for future reference

What is a listed building?

A listed building is a building or structure that is included in the National Heritage List for England as being of national architectural or historic importance.

The purpose of listing is to protect the special historic character or interest. All of a building that is identified in the statutory list is protected, the interior as well as the exterior. Listing also includes any ancillary buildings, structures and boundary walls within the curtilage of the listed building which were in the same ownership at the time of listing and built before July 1948. It also includes any object or structure fixed to the building.

The listed entries for Northampton can be viewed on line by using the link to the Planning page of the Council's website at www.northampton.gov.uk The list can also be inspected at the Council's One Stop Shop at The Guildhall and in the Local Studies Room at the Central Library, Abington Street.

Please note that the list is only intended to identify the building or structure that is listed and does not identify all of the features of interest or significance it may possess.

Owning a listed building is both a privilege and a responsibility. Only about 1% of the buildings in Northampton are listed and owners have the responsibility of safeguarding their special value for present and future generations to enjoy.

Listed Building Consent

Listed buildings are protected in law and alterations or work to a listed building is likely to require Listed Building Consent from Northampton Borough Council. It is an offence to undertake work which requires Listed Building Consent without consent having first been obtained. Such action may lead to prosecution and a fine. It can also result in a Listed Building Enforcement Notice requiring the reinstatement of any features which have been altered or removed

You are likely to need Listed Building Consent for:

- an extension or a new structure physically attached to a listed building;
- alterations (internal or external) likely to affect the character or special interest of the building (this could also include cleaning brick or stone work) ;
- alterations or extensions to buildings, objects or structures (including gates and walls) within the curtilage of a listed building;
- demolition of a building, object or structure which is listed or is within the curtilage of a listed building. This can include removal of part of such buildings (such as a chimney stack, door, windows or internal wall) or removal of internal fixtures and fittings.

Repairs to a listed building

Generally, repairs do not need Listed Building Consent, unless they include alterations which affect a feature of the building or its character or appearance. Repairs are expected to be carried out on a strict “like-for-like” basis using authentic or matching materials and details. No more of the existing structure should be replaced than is absolutely necessary.

The Council’s Conservation officers can advise if Listed Building Consent is required for any proposed work.

Other permissions

As with any property, you may also require planning permission for, amongst other things, a change of use of land or a building, a new structure within the curtilage of a listed building, or extensions or alterations to a listed building.

A separate consent may also be required under the Building Regulations, particularly for structural alterations.

This information attempts to answer some of the most common questions about listed buildings but is not a statement of the law. You are advised to contact the Council’s Conservation section if you have any queries or questions of detail.

For further information contact:

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