

Applying for Listed Building Consent

Guidance for residents of Bath and North East Somerset



Understanding Heritage Significance

Understanding heritage significance is key to making a good Listed Building Consent application. This means understanding what makes your unique building special and worth protecting. A comprehensive assessment of your building's significance should inform your retrofit project at an early stage to ensure that the most appropriate measures for your building are being considered.

Significance - Quick Facts

- Listing applies to the exterior and interior of a building, as well as any connected or associated land or structures – called 'curtilage'.
- Identified significance will vary between buildings, even on the same street, based on a building's unique story and values. Consent is determined on a case-by-case basis.
- Consider the building's relationship with its setting or other heritage assets (e.g. listed buildings, Conservation Area, World Heritage Site).

Heritage Values

What makes a building significant?

- The level of value depends on factors such as age, rarity, the intactness of historic fabric and detailing, quality of design, and contribution to understanding or knowledge.
- A building may not have equal levels of attributed value. E.g. a Georgian townhouse may have high historic and aesthetic value, but low communal value.

Consider how the following values apply to your building:

- **Historic** – how past people, events and aspects of life can be connected through a place to the present (illustrative, associative).
- **Evidential** – physical remains of past human activity, including historic materials and building techniques, as well as archaeological deposits.
- **Aesthetic** – the visual and intellectual qualities of a site, and its relationship with its setting.
- **Communal** – the meanings of a place for the people who relate to it (commemorative/symbolic, social or spiritual values).

A Heritage Statement/Assessment should include:

- The site location and any local heritage designations (e.g. Conservation Area)
- Overview of the building's history, including historic evidence such as map progressions, photographs, drawings, diagrams, floor plans, etc.
- Outline of the proposed works
- Reference sources of information and consultations undertaken
- A statement on what makes your building significant and its identified heritage values
- Assessment of how proposed works would affect the building's significance and justification of how harm may be appropriately mitigated or minimised.

A Heritage Statement/Assessment is key to your Listed Building Application. This is a description of the significance of your listed building, its setting, and how this may be affected by the works proposed.

The level of detail in a Heritage Statement should be proportionate to the works proposed, and your building's significance. For minor works, you may consider completing the Heritage Statement yourself. For more complex cases, we recommend using a heritage consultant.

Listed Building Consent & Planning Permission

Not sure about the consents you need? Getting the right consents before carrying out works is a legal requirement, so it's important to get this confirmed. Contact the on-duty conservation officer for informal advice: conservation_andplanning@bathnes.gov.uk or **01225 394041**

Preparing for the consent process - check out our helpful checklist to get started:

- ✓ Check which consents you need (listed building consent, planning permission, or both)
- ✓ Consider doing a Level 0 pre-app to guide your choice of energy efficiency measures - also, see our Green Heritage Homes factsheet on Energy Measures for a useful overview
- ✓ Engage with professionals to support your application and prepare it with you as well as carrying out the relevant survey(s) or assessment(s) needed
- ✓ Seek quotes and design of works from tradespeople
- ✓ Review B&NES Listed Building Consent Checklist and prepare required documents, including your Heritage Statement
- ✓ Complete and submit your listed building application through the Planning Portal

**B&NES consents
95% of listed building
applications. Retrofit
and energy efficiency
works do get
consent!**

Pre-App Service

Apply through Council website – 20 to 25 working days (including site visit)
Guidance on next steps provided in pre-app report – documents required and policy approach

Listed Building Application

Average 8-week timescale, including 21-day public consultation period. Ongoing engagement with the case officer - any further information or amendments to proposals may be discussed

1



Green Heritage Homes and further resources

2



Sign up for a B&NES Council Level 0 pre-app

3



Find out more about becoming a Listed Building Champion

1

www.bwce.homeenergy.coop/listed-buildings

2

<https://beta.bathnes.gov.uk/pre-application-advice-and-development-team>

3

<https://www.bwce.homeenergy.coop/listed-buildings>

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