

Circular 01/01: Arrangements for handling heritage applications - notification and directions by the Secretary of State

On 5th May 2006 the responsibilities of the Office of the Deputy Prime Minister (ODPM) transferred to the Department for Communities and Local Government.

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Summary

This Circular concerns the identification and protection of historic buildings, conservation areas and other aspects of the historic environment. It repeats much of the advice in Circular 14/97 which had updated the advice given in [Planning Policy Guidance Note 15: Planning and the Historic Environment \(PPG15\)](#). This Circular makes some changes to the provisions of 14/97.

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Contents

[Introduction](#)

[Commencement and Extent](#)

[Revocation](#)

[Transitional Provision](#)

[Interpretation](#)

[Notice to English Heritage of Planning Applications affecting the setting of a listed building or the character or appearance of a conservation area](#)

[Notice to the National Amenity Societies and English Heritage on applications for listed building consent](#)

[Determination by Local Planning Authorities of certain listed building consent applications without notifying the Secretary of State](#)

[Removal of conservation area control from certain descriptions of buildings](#)

[Applications for listed building consent or conservation area consent by English Heritage to be referred to the Secretary of State](#)

[Appendix A Summary of requirements for notification, consultation and referral](#)

[Appendix B Changes and clarifications to PPG15](#)

[Paragraphs 3.1, 3.18 and 3.19 and new paragraph 3.15A](#)

[Paragraphs 3.22 and 3.25](#)

[Paragraphs 3.44 and 4.28](#)

[Paragraphs 6.5 and 6.18](#)

[Clarification of paragraph 6.30](#)

[Paragraph 8.4](#)

[Paragraph 8.15](#)

[Paragraph A.10 of Annex A](#)

[Paragraph A.11 of Annex A](#)

[Annex A: Addresses of key bodies and organisations](#)

[Clarification of paragraph B.3 of Annex B](#)

[Paragraph B.4 of Annex B](#)

[Paragraph B.17 of Annex B](#)

[Annex D](#)

[Appendix C the retention of listed buildings and buildings in conservation areas subject to action under Part IX of the Housing Act 1985](#)

[Listed buildings in Compulsory Purchase Orders](#)

[Listed buildings in clearance areas acquired by agreement](#)

[Unlisted buildings in conservation areas](#)

[Appendix D implications of the House of Lords judgement in the case of Shimzu \(UK\) Ltd v Westminster City Council](#)

[Appendix E](#)

Addresses of key bodies and organisations

[Go to table of contents](#)

Introduction

Published 18 January 2001.

1. Planning Policy Guidance Note 15 *Planning and the Historic Environment* sets out the Government's policies for the identification and protection of historic buildings, conservation areas, and other aspects of the historic environment. Environment Circular 14/97 (Culture, Media and Sport Circular 1/97) updated some of this advice to reflect the House of Lords judgment in the case of Shimizu (UK) Ltd v Westminster City Council, and also set out the requirements to consult and notify various bodies in relation to specified categories of heritage application. This Circular repeats much of the advice in Environment Circular 14/97 but also makes the following changes to its provisions:

- new arrangements for notifying English Heritage of listed building consent applications in London are set out in paragraph 15(2)(b). These are reflected in revised requirements for English Heritage to notify the Government Office for London about this type of application in paragraph 26. Consequential changes to the accompanying guidance are contained in paragraphs 21 and 22. These changes follow consultation by the two Departments on revised notification arrangements in London undertaken early in 1999;
- the Royal Commission on the Historical Monuments of England is no longer included as one of the bodies to be notified of applications for listed building consent or conservation area consent following the operational merger of this body with English Heritage. In addition, paragraph 18 gives guidance on the statutory instrument which has recently been made transferring the responsibilities for recording buildings under section 8 of the Planning (Listed Buildings and Conservation Areas) Act 1990 from the Royal Commission to English Heritage; and
- all the changes to PPG15 made by the Circular have been brought together in Appendix B. This includes a modification to the earlier amendment to paragraph 8.15 of PPG15 to correct an error in the advice contained in Appendix E of Environment Circular 14/97 and new changes consequential on the operational merger of the Royal Commission and English Heritage.

References to the Secretary of State are, unless otherwise stated, references to the Secretary of State for the Environment, Transport and the Regions.

2. The requirements to notify and consult set out in this Circular are summarised in Appendix A and should be read in conjunction with the relevant provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 (c.9) (the Act); the Planning (Listed Buildings and Conservation Areas) Regulations 1990 (SI 1990/1519) (the Regulations); and the Town and Country Planning (General Development Procedure) Order 1995 (SI 1995/419) (the Procedure Order). The terms defined in paragraph 7 below in relation to the notification and directions have the same meaning in the advisory paragraphs of the Circular and Appendices.

3. Appendix C gives advice on listed buildings and buildings in conservation areas subject to action under Part IX of the Housing Act 1985. Appendix D gives advice on the House of Lords

judgment in the case of Shimizu (UK) Ltd v Westminster City Council as it affects the interpretation of the Act in relation to the meaning of building and hence the meaning of demolition in the context of listed building and conservation area consent. Appendix E gives a list of the main heritage bodies and their addresses.

Go to table of contents

COMMENCEMENT AND EXTENT

4. The notification and directions in paragraphs 8, 15, 26, 31 and 35, which extend to England, shall come into force on 19 February 2001 (the commencement date).

REVOCATION

5. Subject to paragraph 6, the notification and directions contained in Environment Circular 14/97 (Culture, Media and Sport Circular 1/97) are revoked with effect from the commencement date.

TRANSITIONAL PROVISION

6. The notification and directions revoked by paragraph 5 shall continue to have effect in relation to any application for planning permission, listed building consent or conservation area consent made before the commencement date.

INTERPRETATION

7. In the notification and directions:

the Act means the Planning (Listed Buildings and Conservation Areas) Act 1990;

the principal Act means the Town and Country Planning Act 1990;

curtilage building means any object or structure within the curtilage of a principal building which, although not fixed to the principal building, forms part of the land and has done so since before 1 July 1948 and which is treated as part of the principal building by virtue of section 1(5)(b) of the Act;

English Heritage means the Historic Buildings and Monuments Commission for England;

grade I or II* listed building includes an ecclesiastical building shown in the list compiled under section 1 of the Act as grade A, B or C;

ground level means the level of the surface of the ground immediately adjacent to a building or, where the level of the surface of the ground on which a building is situated or is to be situated is not uniform, the level of the highest part of the surface of the ground adjacent to it;

principal building means a building shown on the list compiled under section 1 of the

Act and includes any object or structure fixed to that building, but does not include any curtilage building.

Go to table of contents

NOTICE TO ENGLISH HERITAGE OF PLANNING APPLICATIONS AFFECTING THE SETTING OF A LISTED BUILDING OR THE CHARACTER OR APPEARANCE OF A CONSERVATION AREA

8. (1) The Secretary of State, in exercise of the powers conferred on him by sections 67(4) and 73(1) of the Act, and after consultation with English Heritage, hereby notifies local planning authorities that they are not required to send to English Heritage notice of any application which is not a notifiable application.

(2) An application made to a local planning authority in Greater London is a notifiable application if it is an application for planning permission for:

(a) development which in the opinion of the local planning authority affects the setting of a grade I or II* listed building;

(b) development within the curtilage of a grade II (unstarred) listed building which in the opinion of the local planning authority affects the setting of the listed building;

(c) development which in the opinion of the local planning authority affects the setting of a grade II (unstarred) listed building and which involves:

(i) the provision of more than 1,000 square metres of gross floor space (measured externally); or

(ii) the construction of any building more than 20 metres in height above ground level; or

(d) development which in the opinion of the local planning authority affects the character or appearance of a conservation area and which involves:

(i) the erection of a new building or the extension of an existing building where the area of land in respect of which the application is made is more than 1,000 square metres;

(ii) the material change of use of any building where the area of land in respect of which the application is made is more than 1,000 square metres; or

(iii) the construction of any building more than 20 metres in height above ground level.

(3) An application made to a local planning authority outside Greater London is a notifiable application if it is an application for planning permission for:

(a) development which in the opinion of the local planning authority affects the setting

of a grade I or II* listed building; or

(b) development which in the opinion of the local planning authority affects the character or appearance of a conservation area and which involves:

(i) the erection of a new building or the extension of an existing building where the area of land in respect of which the application is made is more than 1,000 square metres;

(ii) the material change of use of any building where the area of land in respect of which the application is made is more than 1,000 square metres; or

(iii) the construction of any building more than 20 metres in height aboveground level.

9. Sections 67 and 73 of the Act require a local planning authority to send to English Heritage a copy of any notice published when proposals for development in a planning application would, in its opinion, affect the setting of a listed building or the character or appearance of a conservation area. However, the Secretary of State has power, after consulting English Heritage, to notify local planning authorities of modifications to this requirement. This he now does through the notification at paragraph 8 which is identical to the notification at paragraph 8 of Environment Circular 14/97.

10. English Heritage needs to be notified of planning applications for development likely to affect the setting of a grade I or II* listed building. In addition, within Greater London, the requirement to notify English Heritage in respect of a grade II (unstarred) building is restricted to applications for development within the curtilage likely to affect its setting; and to other applications in respect of development likely to affect its setting involving the provision of more than 1,000 square metres of gross floor space or the construction of a building more than 20 metres above ground level. Advice on what setting involves is contained in paragraph 2.17 of PPG 15 and local authorities should be aware that the courts may quash a decision if this judgment is not made reasonably: see *R v South Hereford District Council, ex p. Felton* [1989] 3 P.L.R.81 upheld in the Court of Appeal [1990] E.G.C.S. 34.

11. Paragraph (m) of the table in article 10(1) of the Procedure Order requires local planning authorities to consult English Heritage about planning applications for development of land in Greater London involving the demolition, in whole or part, or the material alteration of a listed building. It would be helpful if authorities would also send English Heritage details of applications for planning permission for development likely to involve the demolition of the whole or part of, or the material alteration of, a grade I or II* building (including ecclesiastical buildings shown in the list as grade A, B or C) outside Greater London in order for it to assess schemes affecting these grades of building.

12. In respect of development likely to affect the character or appearance of a conservation area, authorities must notify English Heritage of applications where the erection or extension, or material change of use of a building involves a development site of more than 1,000 square metres or the construction of any building more than 20 metres in height above ground level.

13. Notifications should be sent to the relevant regional office of English Heritage (see

Appendix E). Once the relevant period of notice has elapsed, there is no obligation to delay the application to await comments from consultees, unless the local planning authority has agreed a longer period. Local planning authorities should notify English Heritage of the application as soon as possible, and in any event no later than the date of publication of the notice under section 67(2) of the Act, enclosing a copy of the application received including all accompanying documentation and drawings.

14. Following a recommendation from the House of Commons National Heritage Committee, the Secretary of State requires (at paragraph (o) of the table in article 10(1) of the Procedure Order) local planning authorities to consult English Heritage on planning applications for development likely to affect any grade I or grade II* historic park or garden. Such parks and gardens are recorded in the *Register of Parks and Gardens of Special Historic Interest in England*, which is maintained by English Heritage. The *Register* is described in paragraph 4 of Appendix B to Department of the Environment Circular 9/95. In addition, the Secretary of State has directed all local planning authorities to consult the Garden History Society on planning applications for development that, in the opinion of the authority, is likely to affect any historic park or garden on the *Register*. The direction is reproduced at Appendix C to Circular 9/95.

Go to table of contents

NOTICE TO THE NATIONAL AMENITY SOCIETIES AND ENGLISH HERITAGE ON APPLICATIONS FOR LISTED BUILDING CONSENT

15. The Secretary of State, in exercise of the powers conferred on him by section 15(5) of the Act, hereby directs local planning authorities to give notice of applications for listed building consent and of the decisions taken by them on those applications:

(1) to the Ancient Monuments Society, the Council for British Archaeology, the Georgian Group, the Society for the Protection of Ancient Buildings and the Victorian Society in the following cases

(i) for works for the demolition of a listed building; or

(ii) for works for the alteration of a listed building which comprise or include the demolition of any part of that building;

(2) to English Heritage in the following cases:

(a) outside Greater London

(i) for works in respect of any grade I or II* listed building;

(ii) for works for the demolition of a principal grade II (unstarred) listed building; or

(iii) for works for the alteration of any grade II (unstarred) listed building which comprise or include:

(aa) the demolition of a principal external wall of the principal building; or

(bb) the demolition of all or a substantial part of the interior of the principal building; or

(b) in Greater London

(i) for works in respect of any grade I or II* listed building;

(ii) for works for the demolition of a principal grade II (unstarred) listed building;

(iii) for works in respect of any principal grade II (unstarred) listed building which is a railway station (including an underground railway station), theatre, cinema, or bridge across the Thames;

(iv) for works in respect of any curtilage building to a principal grade II (unstarred) building which is a railway station (including an underground railway station);

(v) for works in respect of any grade II (unstarred) listed building which is owned by a local planning authority in its area and where the application is made by a person other than the authority; or

(vi) for works for the alteration of any grade II (unstarred) listed building which comprise or include:

(aa) the demolition of a principal external wall of the principal building; or

(bb) the demolition of all or a substantial part of the interior of the principal building.

(3) For the purposes of sub-paragraphs (2)(a)(iii) and 2(b)(vi):

(a) a proposal to retain less than 50 per cent of the surface area of that part of a principal building represented on any elevation (ascertained by external measurement on a vertical plane, including the vertical plane of any roof) shall be treated as a proposal for the demolition of a principal external wall;

(b) a proposal to demolish any principal internal element of the structure including any staircase, load-bearing wall, floor structure or roof structure shall be treated as a proposal for the demolition of a substantial part of the interior.

16. To allow English Heritage to operate both its longstanding advisory role and the statutory recording powers transferred to it by the recent statutory instrument, local planning authorities **outside Greater London** should send two copies of applications for listed building consent to the appropriate English Heritage regional office set out in Appendix E to this Circular.

17. The Secretary of State has power under section 15 of the Act to direct local planning authorities to notify specified persons of any applications for listed building consent and the decisions taken by the authority on them. The direction at paragraph 15 replaces that at paragraph 15 of Environment Circular 14/97. Paragraph 16 of Environment Circular 14/97 has been deleted following the abolition of the London Docklands Development Corporation.

18. Following the operational merger of the Royal Commission with English Heritage, the Royal Commission's role in recording a listed building given consent for demolition will now be undertaken by English Heritage. On 8 January 2001, the Secretary of State made the Authorisation of Works (Listed Buildings) (England) Order 2001. The purpose of the Order is to amend the listed building legislation so that English Heritage and not the Royal Commission is given notice of a proposal to demolish a listed building, and is given the opportunity to have access to the listed building to record it for at least one month following consent. The Order comes into force on 19 February 2001. To reflect this change, the replacement direction in paragraph 15(1) does not refer to the Royal Commission. Appendix B to this Circular also makes a number of consequential changes to PPG15. In cases of demolition under the Act,

local planning authorities should, having given listed building consent, advise the applicant that English Heritage must be given at least one calendar month to record the building before demolition takes place. This period must be allowed unless English Heritage had indicated within this time that it has completed its recording of the building or has indicated that it does not want to record it. Authorities should provide applicants with form Stat E for the purpose of notifying English Heritage of the commencement of works. Cases may arise where notice of execution of works has been given to the RCHME but the one month period for the recording of the building has not elapsed before the Authorisation of Works (Listed Buildings) (England) Order 2001 comes into force. In such cases, developers should not be required to serve notice again on English Heritage. Further information on this procedure is set out in Annex B.4 of PPG 15 (as amended by Appendix B to this Circular). Where the application is for alteration of the building which will entail the loss of significant evidence of its structural history or materially affect its special architectural or historic interest, and where English Heritage has specifically expressed to the authority the wish to undertake recording, a condition should be imposed allowing English Heritage at least one calendar month to carry out any recording before works begin.

19. The requirement to notify the national amenity societies remains unchanged. Notification of the applications should be accompanied by the relevant extract from the list describing the building. Notice should be given immediately on receipt of valid applications for works which include the demolition of the whole or any part of any listed building. Authorities should include a copy of all documentation and drawings accompanying the application, and ensure that this is adequate to allow the impact on the special interest of the building to be properly assessed (see the reference to paragraph B.3 of PPG15 in Appendix B to this Circular for further guidance). Where demolition has already taken place, authorities are asked to make this clear. When giving notice of applications that involve demolition of only part of a building, authorities are asked to indicate whether the applications will be notified to the Secretary of State under the terms of the direction at paragraph 26. Any representations received in response to these notifications should be taken into account when deciding the application.

20. The purpose of notifying English Heritage and the national amenity societies is to enable them to comment on applications at the earliest possible stage and before authorities have reached their own conclusions on them. Outside London, the procedure for notifying English Heritage of listed building consent applications when they are first received by a local planning authority does not in any way affect the arrangements for notification to the Secretary of State of listed building consent applications where the authority is minded to grant consent (section 13 of the Act). The requirement to notify English Heritage applies to applications affecting grade II (unstarred) buildings that would be notifiable to the Secretary of State if the authority were minded to grant consent. 28 days should be allowed for comment. Once the relevant period of notice has expired, there is no obligation to delay the application to await comments from consultees, unless the local planning authority has agreed a longer period. As for works to any listed building where the local planning authority is the applicant (whether or not they themselves own the listed building in question), the local planning authority should, as a matter of good practice, notify English Heritage of all such applications at the earliest possible stage.

21. Following consultation in early 1999, the arrangements whereby English Heritage is notified in respect of various applications in Greater London have now been brought broadly into line with those which apply outside Greater London. The difference is that, in Greater

London, English Heritage has asked to be notified of all applications for works to principal grade II (unstarred) railway stations (including underground stations), theatres and cinemas, and bridges across the Thames.

22. Railway stations are included in the notification requirements to enable English Heritage to assist the Boroughs in adopting a consistent approach to this London-wide network of buildings. The Secretary of State considers that it would be helpful for English Heritage to be involved at the earliest possible stage on applications relating to listed theatres and cinemas, as these can be particularly problematic. Bridges across the Thames straddle Borough boundaries and the Secretary of State believes an English Heritage overview would therefore be useful. The revised notification arrangements will also apply to curtilage buildings to railway stations. This is because, in these cases, it is not uncommon for there to be a complex of buildings which are of interest. Where applications outside the revised notification categories seem likely to give rise to particular problems, English Heritage is happy to provide advice to the Boroughs, particularly in the case of buildings included in English Heritages *Register of Buildings at Risk*.

23. Applications made by local planning authorities in London relating to land in their area are determined by the Secretary of State. The new notification requirement for applications relating to local authority land is intended to ensure that both English Heritage and the Government Office for London are aware of similar applications being submitted by someone other than the authority. This will enable the Secretary of State to consider whether these raise issues which warrant the calling in of the application.

24. Sub-paragraphs (2)(a)(iii)(bb) and (2)(b)(vi)(bb) of the direction at paragraph 15 refer to the demolition of all or a substantial part of an interior. Authorities may take the view that works for the demolition of part of a building encompassing the near total loss (falling short of total demolition) of any principal internal structural element such as a staircase, load-bearing wall, or floor or roof structure, would amount to the demolition of a substantial part of the interior of the building. Conversely, authorities may take the view that the loss of other interior features, such as mantelpieces, floorboards, plasterwork or panelling would not on their own constitute the demolition of a substantial part. The decision will depend upon the individual circumstances of the case.

25. Sub-paragraph (3)(a) of the direction at paragraph 15 refers to proposals to retain less than 50 per cent of the surface area of that part of a principal building shown on an elevation ascertained by external measurement on a vertical plane, including the vertical plane of any roof. Measured drawings of external elevations, such as will be needed in support of any application entailing any demolition of an elevation, will normally be produced on this basis. This should therefore be a consistent and straightforward way of ascertaining whether an application is notifiable.

Go to table of contents

DETERMINATION BY LOCAL PLANNING AUTHORITIES OF CERTAIN LISTED BUILDING CONSENT APPLICATIONS WITHOUT NOTIFYING THE SECRETARY OF STATE

26. (1) The Secretary of State, in exercise of the powers conferred on him by section 15(1) of the Act, and after consultation with English Heritage, hereby directs that section 13 of the Act shall not apply to applications for listed building consent to carry out works for the demolition, alteration or extension of a grade II (unstarred) listed building outside Greater London unless the application proposes the carrying out of:

(a) works for the demolition of any principal building; or

(b) works for the alteration of any principal building which comprise or include:

(i) the demolition of a principal external wall of the principal building; or

(ii) the demolition of all or a substantial part of the interior of the principal building.

(2) The Secretary of State, in exercise of the powers conferred on him by section 15(1) of the Act, and after consultation with English Heritage, hereby directs that section 14 of the Act shall not apply to applications for listed building consent to carry out works for the demolition, alteration or extension of a grade II (unstarred) listed building in Greater London unless the application proposes the carrying out of:

(a) works for the demolition of any principal building;

(b) works in respect of any principal building which is a railway station (including an underground station), theatre, cinema or bridge across the Thames;

(c) works in respect of any curtilage building to a principal building which is a railway station (including an underground railway station);

(d) works in respect of any other building which is owned by a local planning authority in its area and where the application is made by a person other than the authority; or

(e) works for the alteration of any principal building which comprise or include:

(i) the demolition of a principal external wall of the principal building; or

(ii) the demolition of all or a substantial part of the interior of the principal building.

(3) For the purposes of sub-paragraphs (1)(b) and (2)(e) above:

(a) a proposal to retain less than 50 per cent of the surface area of that part of a principal building represented on any elevation (ascertained by external measurement on a vertical plane, including the vertical plane of any roof) shall be treated as a proposal for the demolition of a principal external wall;

(b) a proposal to demolish any principal internal element of the structure including any staircase, load-bearing wall, floor structure or roof structure shall be treated as a proposal for the demolition of a substantial part of the interior.

27. Section 13 of the Act requires that if a local planning authority (other than a London borough council) to which application is made for listed building consent intends to grant consent, it must first notify the Secretary of State of the application. The Secretary of State may then call in the application for his own decision, give notice that he needs further time in which to consider this, or notify the authority that he does not intend to call it in. Section 15 of the Act empowers the Secretary of State to direct that notification to him is not required in certain descriptions of applications. The direction at paragraph 26(1) replaces and is identical to the one at paragraph 22(1) of Environment Circular 14/97. English Heritage and the Secretary of State are both notified (albeit at different stages) of all applications affecting grade I and II* buildings as well as applications for grade II (unstarred) buildings which involve the demolition of the principal building, the demolition of a principal external wall of a principal building, or of a substantial part of the interior. The same criteria in respect of the demolition of interiors and the retention of less than 50 percent of an elevation apply as in paragraphs 24 and 25.

28. Notifications under paragraph 26(1) should be sent to the appropriate Government Office for the Region. The authority should forward a copy of the application together with copies of any representations received, particularly in response to the advertisement and the notifications sent to English Heritage and the amenity societies. Recent photographs should be sent if they are available. The authority should explain why it is disposed to grant consent and the extent to which it has taken on board any concerns raised by English Heritage. In some cases, the consent application will not be amended following its initial notification to English Heritage. In such cases, where English Heritage has advised the authority either that it has no objection to the application or that it has no objection provided that specified conditions are attached to the consent and the authority has indicated its intention to do so, the Government Office will normally not need to undertake further consultation with English Heritage. This should enable the authority to issue its decision more quickly. In addition, the Secretary of State will obviously be less disposed to call in any applications for his own decision where the bodies consulted have not objected or have made representations about matters of detail which have subsequently been met. Authorities should be aware that the Secretary of State has successfully applied to the courts to have a decision issued by an authority quashed where the authority did not comply with the terms of a direction.

29. Section 15 of the Act empowers the Secretary of State to direct that section 14 shall not apply to certain descriptions of application. The Secretary of State takes the view that the legislation does not permit him to disapply only part of section 14. The effect of the revised directions in paragraphs 15 and 26 of the Circular is that neither English Heritage nor the Secretary of State will now be notified by the Boroughs of applications for works to grade II (unstarred) buildings which fall outside the categories set out in paragraph 15(2).

However, English Heritage must still notify the Secretary of State of all applications for listed building consent in Greater London where it continues to be notified and where it proposes either to authorise the local planning authority to determine the application as it thinks fit or to give directions as to the granting of applications, in order to give the Secretary of State the opportunity to intervene. The Secretary of State has not exercised his power to intervene in recent years and will consider amending section 15(1) when the opportunity arises so that he will then be able to disapply only part of section 14.

30. Until such opportunity, the Secretary of State is content to receive a brief description of the application, the works proposed and the building involved, but when the application involves the demolition of a principal building, or in the case of a building listed grade I and II*, the demolition of a principal external wall or substantially all of the interior of such a building (both as defined in paragraph 26(3)), the Secretary of State will expect to receive a fully detailed submission. In these cases, English Heritage will require from authorities sufficient detail to meet the Secretary of State's needs.

Go to table of contents

REMOVAL OF CONSERVATION AREA CONTROL FROM CERTAIN DESCRIPTIONS OF BUILDINGS

31. (1) The Secretary of State, in exercise of the powers conferred on him by section 75(2) and (3) of the Act, hereby directs that section 74 of the Act shall not apply to the following descriptions of buildings:

- (a) any building with a total cubic content not exceeding 115 cubic metres (as ascertained by external measurement) or any part of such a building, other than a pre-1925 tombstone;**
- (b) any gate, wall, fence or means of enclosure which is less than one metre high where abutting on a highway (including a public footpath or bridleway), waterway or open space, or less than two metres high in any other case;**
- (c) any building erected since 1 January 1914 and in use, or last used, for the purposes of agriculture or forestry;**
- (d) any building required to be demolished by virtue of an order made under section 102 of the principal Act;**
- (e) any building required to be demolished by virtue of any provision of an agreement made under section 106 of the principal Act;**
- (f) any building in respect of which the provisions of an enforcement notice issued under section 172 of the principal Act or sections 38 or 46 of the Act require its demolition, in whole or part, however expressed;**
- (g) any building required to be demolished by virtue of a condition of a planning permission granted under section 70 or section 177(1) of the principal Act;**
- (h) any building required to be demolished by virtue of a notice served under section 215 of the principal Act;**
- (i) any building to which a demolition order made under Part IX of the Housing Act 1985 applies;**
- (j) any building included in a compulsory purchase order made under the provisions of Part IX of the Housing Act 1985 and confirmed by the Secretary of State;**
- (k) a redundant building (within the meaning of the Pastoral Measure 1983) where demolition is in pursuance of a pastoral or redundancy scheme (within the meaning of**

that Measure).

(2) For the purposes of sub-paragraph (1):

forestry means the growing of a utilisable crop of timber;

pre-1925 tombstone means a monument or memorial to a deceased person which was erected before 1 January 1925.

32. Section 74 of the Act brings the demolition of all buildings in conservation areas under control by applying, with modifications, the listed building control provisions of the Act. The modifications are set out in regulation 12 of, and Schedule 3 to, the Regulations. In particular, section 14 of the Act, as modified, requires authorities in Greater London to notify English Heritage of any applications to demolish a building in a conservation area and to take into consideration any representations when deciding the application.

33. Consent is not needed under section 74 of the Act for the demolition of a building in a conservation area where the Secretary of State so directs. The direction at paragraph 31 replaces that at paragraph 28 of Circular 14/97 with one minor amendment. The words or part of such a building should have been deleted from paragraph 28(1)(k) of Environment Circular 14/97 as a consequence of the Shimizu judgment. This is now corrected.

34. Pre-1925 tombstones are excluded from the exemption at paragraph 31(1)(a) as a result of changes to the ecclesiastical exemption. In order to ensure that local planning authorities controls in respect of tombstones of denominations not included in the Ecclesiastical Exemption (Listed Buildings and Conservation Areas) Order 1994 (SI 1994/1771) are in line with the controls of the denominations that are included there, conservation area controls apply to tombstones of whatever size erected prior to 1925. Any condition, as mentioned in (g), must be enforceable. The exemption at (h) removes the need for consent where the authority serves an owner with a notice requiring proper maintenance of his land and that notice requires the demolition of an unlisted building in a conservation area.

Go to table of contents

**APPLICATIONS FOR LISTED BUILDING CONSENT OR CONSERVATION AREA
CONSENT BY ENGLISH HERITAGE TO BE REFERRED TO THE SECRETARY OF STATE**

35. The Secretary of State, in exercise of the powers conferred on him by section 12 of the Act (including that section as applied by section 74(3)), hereby directs that an application for listed building consent or conservation area consent made by English Heritage in respect of the carrying out of works to any building which is in its ownership, guardianship or otherwise under its control, or of which it is the prospective purchaser, shall be referred to the Secretary of State instead of being dealt with by the local planning authority.

36. All applications by English Heritage for listed building consent or conservation area consent must be made to the Secretary of State. Further advice is contained in PPG15, paragraph 3.41. This direction replaces and is identical to that at paragraph 32 of Environment Circular 14/97.

C BOWDEN

Head of Development Control Policy Division in the
Department for Transport, Local Government and the Regions

N PITTMAN

Head of Buildings, Monuments and Sites Division in the
Department for Culture, Media and Sport

The Chief Executive

County Councils

District Councils
Unitary Authorities
London Borough
Councils
Council of the Isles of
Scilly

} in
Engla
nd

The Town Clerk, City of London

The National Park Officer, National Park Authorities in England

The Chief Executive, the Broads Authority

The Chief Executive, the Greater London Authority

Go to table of contents

APPENDIX A

SUMMARY OF REQUIREMENTS FOR NOTIFICATION, CONSULTATION AND REFERRAL

Requirements for notification/consultation/referral in relation to the historic environment can be summarised as follows. The powers to make notifications and directions are found in sections 12, 15(1), 15(5), 67(4), 73(1), 74, 75(2), (3) and (4) of the Act and section 138 of the Local Government, Planning and Land Act 1980. Other requirements arise directly from the Act or the principal Act.

PLANNING APPLICATIONS AFFECTING LISTED BUILDINGS

(a) their fabric

Local planning authorities (LPAs) in Greater London to consult English Heritage (EH) before granting planning permission for development involving the total or partial demolition or the material alteration of all grades of listed building. Outside Greater London, paragraph 11 requests LPAs to send details to EH of planning applications for development likely to involve the demolition or material alteration of grade I or II* listed buildings.

LEGAL INSTRUMENT

Procedure Order (para(m) of article 10(1))

(b) their setting

LPAs to notify EH before granting planning permission for development affecting the setting of grade I or II* listed buildings. The requirement is extended in Greater London to cover certain applications involving grade II (unstarred) buildings and development within their curtilage.

Notification (paragraph 8)

Notification (paragraph 8)

PLANNING APPLICATIONS AFFECTING CONSERVATION AREAS

LPAs to notify EH before granting planning permission for certain development affecting a conservation area where the area to which the application relates exceeds 1,000 square metres, or the construction of any building more than 20 metres in height above ground level.

Notification (paragraph 8)

PLANNING APPLICATIONS AFFECTING HISTORIC PARKS AND GARDENS

LPAs to consult EH before granting planning permission for development affecting grade I or II* historic parks and gardens on EHs *Register*.

Procedure Order (para(o) of article 10(1))

LPA to consult the Garden History Society on all grades of parks and gardens. Direction (Appendix C of DOE Circular 9/95)

LISTED BUILDING CONSENT APPLICATIONS

LPA to notify the five national amenity societies of any application for consent to works which comprise or include the demolition of the whole or any part of a listed building. Direction (paragraph 15)

Outside Greater London, LPA to notify EH and subsequently the Secretary of State of all applications affecting grade I and II* listed buildings, and of those affecting grade II (unstarred) buildings which involve the demolition of the principal building, the demolition of a principal external wall of the principal building, or the demolition of all or a substantial part of the interior of the principal building. Directions (paragraphs 15 & 26)

In Greater London, LPA to notify EH of the following applications, and to seek EHs authorisation before granting listed building consent: all applications affecting grade I and II* listed buildings; applications affecting grade II (unstarred) buildings which involve the demolition of the principal building, the demolition of a principal external wall of the principal building, or the demolition of all or a substantial part of the interior of the principal building; applications for grade II (unstarred) principal buildings which are railway stations (including underground stations), theatres, cinemas, bridges across the Thames, or are owned by the LPA in its area but where the application is made by someone other than the authority; and applications for curtilage buildings to grade II (unstarred) principal buildings which are railway stations (including underground stations). Direction (paragraph 15) and section 14 of the Act

Applications by EH for listed building consent for its own properties to be referred to the Secretary of State. Direction (paragraph 35)

Applications by an LPA in relation to its own land to be made to the Secretary of State. Section 82 of the Act and regulation 13 of the Regulations

CONSERVATION AREA CONSENT

There are certain exemptions from the general requirement to seek conservation area consent for the demolition of buildings in Direction (paragraph 31)

conservation areas.

CONSERVATION AREA CONSENT APPLICATIONS

In Greater London, LPAs to notify EH of applications for consent for the demolition of a building.

Regulations (regulation 12 & Schedule 3)

Applications by EH for conservation area consent for its own properties to be referred to the Secretary of State.

Direction (paragraph 35)

Applications by an LPA in relation to its own land to be made to the Secretary of State.

Section 82 of the Act as applied by Section 74 and regulation 13 of the Regulations

In addition to the requirements described above, this Circular also contains the following mainpieces of procedural advice.

LISTED BUILDING CONSENT APPLICATIONS

LPAs to impose a condition allowing the recording of a listed building by EH and/or others. Applicants to notify EH of commencement of works.

PARAGRAPH OF THE CIRCULAR

18

Outside London, LPAs to notify EH of all listed building consent applications where the LPA is the applicant. 20

Go to table of contents

APPENDIX B

CHANGES AND CLARIFICATIONS TO PPG 15

Environment Circular 14/97 made a number of changes and clarified a number of aspects of PPG15 *Planning and the Historic Environment* published in September 1994. This Appendix repeats these changes and clarifications, amends two of them and adds a number of new changes consequential on the operational merger of the Royal Commission and English Heritage (see paragraph 18 of this Circular). These follow the order of the original text in PPG15.

PARAGRAPHS 3.1, 3.18 AND 3.19 AND NEW PARAGRAPH 3.15A

These amendments are reproduced from Appendix E to Environment Circular 14/97 on the Shimizu case.

The words in whole or in part have been deleted from the third sentence of paragraph 3.1 of PPG15. This now reads:

Once a building is listed (or is the subject of a building preservation notice), section 7 of the Act provides that consent is normally required for its demolition, and for any works of alteration or extension which would affect its character as a building of special architectural or historic interest.

A new paragraph 3.15A has been inserted after paragraph 3.15 as follows:

3.15A Where works of alteration involve the demolition of a significant part of the listed building, the considerations set out in paragraph 3.19 should be addressed.

Paragraph 3.18 has been deleted.

The words or any significant part of it have been deleted from the first sentence of paragraph 3.19. This now reads:

Where proposed works would result in the total or substantial demolition of the listed building, the Secretaries of State would expect the authority, in addition to the general considerations set out in paragraph 3.5 above, to address the following considerations:

PARAGRAPHS 3.22 AND 3.25

These amendments are made for the first time by this Circular and are consequential on the operational merger of the Royal Commission and English Heritage and SI 2001 No 24.

In paragraph 3.22, replace the words The Royal Commission on the Historical Monuments of England with English Heritage.

In paragraph 3.25, replace the existing final two sentences with the following:

In addition, English Heritages National Monuments Record Centre may have a record of a building, and its reports and photographs may be available for guidance in understanding the structure and its evolution. The national amenity societies are willing to offer advice to individual owners whenever possible.

PARAGRAPHS 3.44 AND 4.28

These amendments are reproduced from Appendix E to Environment Circular 14/97 on the Shimizu case.

The words in whole or in part have been deleted from the first sentence in paragraph 3.44. This now reads:

It is a criminal offence to execute, or cause to be executed, without first obtaining listed building consent any works for the demolition of a listed building or any works of alteration or extension which would affect its special interest.....

Paragraph 4.28 has been replaced by the new advice on the consequences of the judgment in Shimizu (UK) Ltd v Westminster City Council given at the beginning of Appendix D.

PARAGRAPHS 6.5 AND 6.18

These amendments are made for the first time by this Circular and are consequential on the operational merger of the Royal Commission and English Heritage and SI 2001 No 24.

In paragraphs 6.5 and 6.18, the words the Royal Commission on the Historical Monuments of England have been replaced by English Heritage.

CLARIFICATION OF PARAGRAPH 6.30

The following two paragraphs are reproduced from Appendix B to Environment Circular 14/97.

Paragraph 6.30 of PPG 15 states that conservation area consent is not required where planning permission was granted prior to designation. The Secretary of States attention has been drawn to the fact that this statement could be construed incorrectly. For the avoidance of doubt, this Appendix seeks to clarify the meaning of the paragraph.

Conservation area consent is not required where demolition of the building concerned is necessary as an enforceable condition of a planning permission. The direction at paragraph 31(1)(g) in this Circular is the means by which this is achieved.

PARAGRAPH 8.4

This amendment is made for the first time by this Circular and is consequential on the operational merger of the Royal Commission and English Heritage and SI 2001 No 24.

In paragraph 8.4, indent 3(d) should now read: (d) in cases of demolition, notification, for purposes of statutory recording, of English Heritage (see also paragraph 3.22).

PARAGRAPH 8.15

This amendment is reproduced, with one minor modification, from Appendix E to Environment Circular 14/97 on the Shimizu case.

Paragraph 8.15 was amended by Environment Circular 14/97 to reflect the fact that the partial demolition of a building in a conservation area does not require conservation area consent. However, this change did not accurately reflect the fact that section 60(7) of the Act refers not only to the demolition of a building but also to the demolition of part of such a building. This is now reflected in the amended text provided below.

The beginning of this paragraph now reads:

In the case of the Church of England, works for the demolition of a redundant building or part of such a building in pursuance of a pastoral or redundancy scheme under the Pastoral Measure 1983 are exempt from listed building control by virtue of section 60(7) of the Act, and demolition of such a building is exempt from conservation area control by a direction under section 75(2). The Church Commissioners have, however, agreed to ask the Secretary of State for the Environment, Transport and the Regions whether he wishes to hold a non-statutory public local inquiry into any such proposal for works of demolition which would otherwise fall within the scope of those controls.....

PARAGRAPH A.10 OF ANNEX A

This amendment is made for the first time by this Circular and is consequential on the operational merger of the Royal Commission and English Heritage and SI 2001 No 24.

The heading to this paragraph has been deleted. The beginning of paragraph A.10 now reads:

Following the operational merger of the Royal Commission with English Heritage in 1999, English Heritage has taken over the role of compiling and making available a basic national record of England's historic buildings and ancient monuments

PARAGRAPH A.11 OF ANNEX A

This amendment is reproduced from Appendix E to Environment Circular 14/97 on the Shimizu case, with two minor modifications consequential on the operational merger of the Royal Commission and English Heritage and SI 2001 No 24.

The words total or partial have been deleted from the first sentence of paragraph A.11 in Annex A and both references to the RCHME have been replaced by references to English Heritage.

This paragraph now reads:

English Heritage has a specific responsibility to consider the need for recording listed buildings threatened with demolition (section 8 of the Act). It also has the right to record such buildings. Works for such demolition are only authorised under the Act if English Heritage has been afforded reasonable access to the building in order to record it.

ANNEX A: ADDRESSES OF KEY BODIES AND ORGANISATIONS

Delete point 4 (addresses of Royal Commission offices).

CLARIFICATION OF PARAGRAPH B.3 OF ANNEX B

The following two paragraphs are reproduced from Appendix C to Environment Circular 14/97.

Paragraph B.3 of Annex B of PPG 15 advises local planning authorities not to accept applications for listed building consent until they have sufficient information to provide a full understanding of the impact of a proposal on the character of the building in question.

The Secretary of State considers that to avoid any doubt about what is required by way of information from an applicant, authorities should set out at the beginning of discussions exactly what information they will require to enable them to consider an application for listed building consent. For all but the simplest work this will normally include a plan to identify the building in question; measured drawings of all floor plans; and external or internal elevations affected by the proposed works. Drawings should also show the building as existing and as proposed. The inclusion of photographs is particularly helpful in relation to all elevations in demolition cases or of the part of the building affected (interior or exterior) in alteration or extension cases. Other plans and drawings as are necessary to describe the works proposed would be helpful.

PARAGRAPH B.4 OF ANNEX B

This amendment is made for the first time by this Circular and is consequential on the operational merger of the Royal Commission and English Heritage and SI 2001 No 24.

Paragraph B.4 of Annex B now reads as follows:

Section 8(2) of the Act requires English Heritage to be allowed at least one month to record a listed building before demolition takes place (unless they indicate that they do not wish to record it). Authorities should make sure that applicants are aware of this requirement. It is helpful if authorities can draw attention to the provisions of the relevant sections in their application forms for listed building consent. All decisions granting consent for demolition should draw attention to the provisions of sections 8(2), and enclose form Stat E for applicants to use to notify English Heritage of their proposals (copies are available from English Heritage). Decisions must also be copied to English Heritage. Form Stat E should not be forwarded to applicants in circumstances other than those set out above.

PARAGRAPH B.17 OF ANNEX B

This amendment is made for the first time by this Circular and is consequential on the operational merger of the Royal Commission and English Heritage and SI 2001 No 24.

In item (4), the words RCHME and have been deleted.

In item (13), RCHME has been replaced by English Heritage.

In the proforma on pages 47-48 of PPG15, delete the reference in section 6 to the RCHME.

ANNEX D

This amendment is reproduced from Appendix E to Environment Circular 14/97 on the Shimizu case.

In Annex D to PPG15, the reference to Circular 26/92: Planning Controls over Demolition (DOE, 1992) has been replaced by a reference to Circular 10/95: Planning Controls over Demolition (HMSO, 1995).

[Go to table of contents](#)

APPENDIX C

THE RETENTION OF LISTED BUILDINGS AND BUILDINGS IN CONSERVATION AREAS SUBJECT TO ACTION UNDER PART IX OF THE HOUSING ACT 1985

LISTED BUILDINGS IN COMPULSORY PURCHASE ORDERS

1. Section 305 of the Housing Act 1985 empowers local authorities to apply to the Secretary of State under section 8 of the Planning (Listed Buildings and Conservation Areas) Act 1990 for consent to demolish a building included in a clearance compulsory purchase order under section 290 of the 1985 Act which, at any time after the making of the order, is listed under section 1 of the 1990 Act as being of special architectural or historic interest.

2. If such a building becomes listed, the authority will need to decide urgently whether the building should be retained because of its special interest, or whether it should proceed with the clearance proposals. If the authority favours clearance, it must apply for listed building consent within three months of the date of listing.

3. If a building in a clearance compulsory purchase order is listed after the order has been submitted to the Secretary of State for confirmation, but before he has reached a decision on it, the authority should inform the Secretary of State urgently how it wishes to proceed in the light of listing. If it favours retaining the building, the authority should request that the building be withdrawn from the order. If the authority applies for listed building consent to demolish, the Secretary of State will normally hold a joint local public inquiry at which the compulsory purchase order and the application for listed building consent will be considered together.

4. Different considerations apply if a building in a clearance compulsory purchase order is listed after the order has been confirmed by the Secretary of State. If listed building consent is granted, acquisition, if not completed, can proceed and demolition can follow. If, however, listed building consent is refused, or if no application is made within the three-month period, subsequent action depends on whether or not notice to treat has been served and, if it has, whether the building is vested in the authority.

5. If notice to treat has not been served, section 305(2) of the 1985 Act prohibits the authority from serving it unless and until the Secretary of State gives listed building consent. Refusal of listed building consent or failure to apply for it within the specified period will effectively release the building from the compulsory purchase order and, where applicable, from the clearance area. In the latter event, the authority must then consider other appropriate action for dealing with unfit buildings under the Housing Acts.

6. If notice to treat has been served before the listing, but acquisition has not been completed before listed building consent is refused or the expiry of the three-month period, compulsory acquisition may continue, but this will be under the powers contained in Part II of the 1985 Act for residential buildings or Part IX of the Town and Country Planning Act 1990 for other buildings.

7. If the building is already vested in the authority, it will be appropriated to Part II of the 1985

Act or Part IX of the Town and Country Planning Act 1990 as the case may be.

8. Local authorities are reminded that Annex B of DOE Circular 17/96 Private Sector Renewal: a Strategic Approach advises that listed buildings and buildings subject to a building preservation notice should only be included in clearance areas in exceptional circumstances and not only where listed building consent has been given.

LISTED BUILDINGS IN CLEARANCE AREAS ACQUIRED BY AGREEMENT

9. Section 306 of the 1985 Act regulates buildings purchased by an authority by agreement under Part IX of the Act, or under some other power and now held under Part IX and subsequently listed. The authority may apply for listed building consent if it still favours demolition. If consent is refused or not applied for within the specified period of three months from the date of listing, the authority is no longer subject to the duty to demolish the building imposed by Part IX of the 1985 Act, and must appropriate it to Part II of the 1985 Act or Part IX of the Town and Country Planning Act 1990 as the case may be.

UNLISTED BUILDINGS IN CONSERVATION AREAS

10. The direction given in paragraph 31 of this Circular provides that consent under section 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990 for the demolition of an unlisted building in a conservation area is not required where the building is included in a clearance compulsory purchase order that has been confirmed by the Secretary of State.

11. Where a submitted clearance compulsory purchase order includes buildings within a conservation area, the Secretary of State will wish to have regard to the conservation area aspect in reaching his decision on the order.

[Go to table of contents](#)

APPENDIX D

IMPLICATIONS OF THE HOUSE OF LORDS JUDGMENT IN THE CASE OF SHIMIZU (UK) LTD V WESTMINSTER CITY COUNCIL

The House of Lords judgment in the case of Shimizu (UK) Limited v Westminster City Council [1997] 1 All E.R. 481 affected the long-accepted practice of interpreting the term listed building throughout the Planning (Listed Buildings and Conservation Areas) Act 1990 as including part of a listed building. This means that whether work amounts to demolition or alteration of a listed building must be considered in the context of the whole of the listed building and that demolition refers to pulling down a building so that it is destroyed completely or at least to a very significant extent. It follows that a scheme of works which involves the demolition of part only of a listed building, falling short of the destruction of the whole listed building, will be works for alteration of the listed building and will not constitute demolition for the purposes of the Planning (Listed Buildings and Conservation Areas) Act 1990 unless they amount to a clearing of the site of the listed building for redevelopment.

Whether works are for demolition or alteration is still a matter of fact and degree in each case, to be decided in the light of guidance given by the House of Lords. Major works which comprise or include acts of demolition falling short of the complete destruction of a listed building, eg façade retention schemes, may still constitute works for demolition, therefore, depending on their extent. However, many works which were previously regarded as demolition because they involved the destruction of part of the fabric of the building will now fall into the category of alterations and will require consent only if they affect the buildings character as a building of special architectural or historic interest. The demolition of a curtilage building is likely to fall within this category.

The House of Lords also considered that works for the demolition of an unlisted building in a conservation area must also involve the total or substantial destruction of the building concerned. This means that many works which involve the destruction of the fabric of part only of a building will not be works of demolition and will not require conservation area consent.

Following the ruling, the Government made a number of changes to the September 1994 text of Planning Policy Guidance Note 15: Planning and the Historic Environment. These were set out in Appendix E to Environment Circular 14/97 and are repeated in Appendix B to this Circular with a minor amendment to paragraph 8.15 of PPG15 and two amendments to paragraph A.11 of Annex A.

Go to table of contents

APPENDIX E

ADDRESSES OF KEY BODIES AND ORGANISATIONS

DEPARTMENT FOR CULTURE, MEDIA AND SPORT
2-4 Cockspur Street
London SW1Y 5DH

Tel: 020 7211 6000
Fax: 020 7211 6961

DEPARTMENT FOR TRANSPORT, LOCAL GOVERNMENT AND THE REGIONS
Eland House
Bressenden Place
London SW1E 5DU

Tel: 020 7944 3000
Fax: 020 7944 3949
Email: dc@communities.gsi.gov.uk

GOVERNMENT OFFICE FOR THE NORTH EAST
(Covers Northumberland, Tyne and Wear, Durham and Teesside)
Wellbar House
Gallowgate
Newcastle upon Tyne
NE1 4TD

Tel: 0191 201 3300
Fax: 0191 202 3744

GOVERNMENT OFFICE FOR THE NORTH WEST
(Covers Cumbria, Lancashire, Greater Manchester, Liverpool, Knowsley, Sefton, St Helens, Wirral and Cheshire)
Sunley Tower
Piccadilly Plaza
Manchester M1 4BE

Tel: 0161 952 4000
Fax: 0161 952 4099

GOVERNMENT OFFICE FOR YORKSHIRE AND HUMBERSIDE
(Covers North Yorkshire, South Yorkshire, West Yorkshire and The Humber)
PO Box 213
City House
New Station Street
Leeds LS1 4US

Tel: 0113 280 0600

Fax: 0113 244 4898

GOVERNMENT OFFICE FOR THE WEST MIDLANDS(*Covers the metropolitan districts of Birmingham, Coventry, Dudley, Sandwell, Solihull, Walsall and Wolverhampton and the counties of Warwickshire, Staffordshire, Shropshire, Herefordshire and Worcestershire*)

77 Paradise Circus Queensway

Birmingham

B1 2DT

Tel: 0121 212 5000

Fax: 0121 212 1010

GOVERNMENT OFFICE FOR THE EAST MIDLANDS

(*Covers Derbyshire, Leicestershire, Lincolnshire, Northamptonshire, Nottinghamshire and Rutland*)

The Belgrave Centre

Stanley Place

Talbot Street

Nottingham NG1 5GG

Tel: 0115 971 9971

Fax: 0115 971 2404

GOVERNMENT OFFICE FOR THE EAST OF ENGLAND

(*Covers Bedfordshire, Cambridgeshire, Essex, Hertfordshire, Norfolk and Suffolk*)

Heron House

49-53 Goldington Road

Bedford MK40 3LL

Tel: 01234 796332

Fax: 01234 796341

GOVERNMENT OFFICE FOR THE SOUTH WEST

(*Covers the unitary authorities of Bristol, Bath and North East Cornwall, North Somerset and South Gloucestershire and the counties of Cornwall and the Isles of Scilly, Devon (including the new unitary authorities of Plymouth and Torbay), Dorset (including the new unitary authorities of Bournemouth and Poole), Gloucestershire, Somerset and Wiltshire (including the new unitary authority of Swindon)*)

4th and 5th Floors

The Pithay

Bristol BS1 2PB

Tel: 0117 900 1700

Fax: 0117 900 1900

GOVERNMENT OFFICE FOR THE SOUTH EAST

(*Covers Buckinghamshire, Oxfordshire, Berkshire, Hampshire, Isle of Wight, West Sussex, East Sussex, Surrey and Kent*)

Bridge House

1 Walnut Tree Close
Guildford
Surrey GU1 4GA

Tel: 01483 882255
Fax: 01483 882259

GOVERNMENT OFFICE FOR LONDON
Covers Greater London
Riverwalk House
157-161 Millbank
London SW1P 4RR

Tel: 020 7217 3456
Fax: 020 7217 3450

ENGLISH HERITAGE
23 Savile Row
London W1S 2ET

Tel: 020 7973 3000
Fax: 020 7973 3001

ENGLISH HERITAGE REGIONAL OFFICES

i. North East

(Covers the counties of Durham and Northumberland, and the unitary authorities of Darlington, Gateshead, Hartlepool, Middlesbrough, Newcastle-upon-Tyne, NorthTyneside, Redcar and Cleveland, South Tyneside, Stockton-on-Tees and Sunderland)

Bessie Surtees House
41-44 Sandhill
Newcastle-upon-Tyne
NE1 3JF

Tel: 0191 261 1585
Fax: 0191 261 1130

ii. North West

(Covers the counties of Cheshire, Cumbria and Lancashire, and the unitary authorities of Bolton, Bury, Knowsley, Liverpool, Manchester, Oldham, St Helens, Rochdale, Salford, Sefton, Stockport, Tameside, Trafford, Wigan and Wirral)

Suites 3.3 and 3.4
Canada House
3 Chepstow Street
Manchester
M1 5FW

Tel: 0161 242 1400

Fax: 0161 242 1401

iii. Yorkshire

(Covers the county of North Yorkshire and the unitary authorities of Barnsley, Bradford, Calderdale, Doncaster, East Riding of Yorkshire, Kingston upon Hull, Kirklees, Leeds, North East Lincolnshire, North Lincolnshire, Sheffield, Rotherham, Wakefield and York)

37 Tanner Row
York
YO1 6WP

Tel: 01904 601901

Fax: 01904 601999

iv. West Midlands

(Covers the counties of Shropshire, Staffordshire, Warwickshire and Worcestershire, and the unitary authorities of Birmingham, Coventry, Dudley, Herefordshire, Sandwell, Solihull, Stoke-on-Trent, Telford and Wrekin, Walsall and Wolverhampton)

112 Colmore Row
Birmingham
B3 3AG

Tel: 0121 625 6820

Fax: 0121 625 6821

v. East Midlands

(Covers the counties of Derbyshire, Lincolnshire, Leicestershire, Nottinghamshire and Northamptonshire, and the unitary authorities of Derby, Leicester, Nottingham and Rutland)

44 Deringate
Northampton
NN1 1UH

Tel: 01604 735400

Fax: 01604 735401

vi. East of England

(Covers the counties of Bedfordshire, Cambridgeshire, Essex, Hertfordshire, Norfolk, and Suffolk, and the unitary authorities of Luton, Peterborough, Southend-on-sea and Thurrock)

62/74 Burleigh Street
Cambridge
CB1 1DJ

Tel: 01223 582700

Fax: 01223 582701

vii. South West

(Covers the counties of Cornwall, Devon, Dorset, Gloucestershire, Isles of Scilly, Somerset and Wiltshire, and the unitary authorities of Bath and North East Somerset, Bournemouth, Bristol, North Somerset, Poole, South Gloucestershire and Swindon)

29 Queen Square

Bristol
BS1 4ND

Tel: 0117 975 0700
Fax: 0117 975 0683

viii. South East

(Covers the counties of Buckinghamshire, East Sussex, Kent, Hampshire, Oxfordshire, Surrey and West Sussex, and the unitary authorities of Bracknell, Brighton and Hove, Isle of Wight, Medway, Milton Keynes, Newbury, Portsmouth, Reading, Slough, Southampton, Windsor and Maidenhead, and Wokingham)

4th Floor
Berkeley House
London Square
Cross Lanes
Guildford
GU1 1YA

Tel: 01483 304 869
Fax: 01483 306 433

ix. London

(Covers the 31 London Boroughs and the Cities of London and Westminster)

23 Savile Row
London
W1S 2ET

Tel: 020 7973 3000
Fax: 020 7973 3001

National Monuments Record Centre
Kemble Drive
Swindon SN2 2GZ

Tel: 01793-414700
Fax: 01793-414924

JOINT COMMITTEE OF THE NATIONAL AMENITY SOCIETIES

St. Anns Vestry Hall
2 Church Entry
London EC4V 5HB

Tel: 020 7236 3934

including:

- i. ANCIENT MONUMENTS
SOCIETY
St. Anns Vestry Hall

2 Church Entry
London EC4V 5HB

Tel: 020 7236 3934

- ii. COUNCIL FOR BRITISH
ARCHAEOLOGY
Bowes Morrell House
111 Walmgate
York YO1 2UA

Tel: 01904 671417

- iii. SOCIETY FOR THE PROTECTION OF ANCIENT
BUILDINGS
37 Spital Square
London E1 6DY

Tel: 020 7377 1644

- iv. GEORGIAN
GROUP
6 Fitzroy Square
London W1T 5DX

Tel: 020 7387 1720

- v. VICTORIAN SOCIETY
1 Priory Gardens
Bedford Park
London W4 1TT

Tel: 020 8994 1019

- vi. TWENTIETH CENTURY
SOCIETY
70 Cowcross Street
London EC1M 6BP

Tel: 020 7250 3857

- vii. GARDEN HISTORY
SOCIETY

77 Cowcross Street
London EC1M 6BP

Tel: 020 7251 6342

- viii. CIVIC TRUST
17 Carlton House
Terrace
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