

1A LISTED BUILDING HERITAGE PARTNERSHIP AGREEMENT

03 LISTED BUILDING CONSENT

1A-03.01 What is Listed Building Consent?

Listed Building Consent is a way of managing change rather than preventing it. It is intended to encourage the responsible stewardship of historic buildings, which are identified as having special architectural and historic interest.

Under Section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Listed Building Consent is required for the demolition of a listed building and for any alteration or extension works, which would affect its characters as a building of special architectural or historic interest.

1A-03.02 The Law for Listed Buildings

Carrying out repairs, alterations or demolitions to the building without the consent of London Borough of Camden contravenes the Planning (Listed Building and Conservation Areas) Act 1990 and is a criminal offence. You may be liable to prosecution and you may be served with a Listed Building Enforcement Notice requiring you to make good any damage caused and resort the building to its former state at your own expense. Contravention of the Act can lead to heavy fines and imprisonment.

1A-03.03 The Statutory Process for Listed Buildings

The work carried out to your listed building should be designed, specified and supervised by suitably trained and experienced building professionals. If Listed Building Consent is required, you will need to submit an application for Listed Building Consent using the form obtainable from London Borough of Camden planning department (www.camden.gov/planning).

The application will also need to include:

- A plan to identify the building
- Measured drawings of all floor plans and external and internal elevations affected by the proposed works
- Drawings showing the building as existing and as proposed
- Photographs showing the part of the building affected (interior or exterior) in alteration or extension cases.
- Other plans and detail drawings as are necessary to describe the proposed works

There is no local authority fee for Listed Building Consent applications.

The local authority will make the proposed works available for comment by local amenity groups and the public. These views are taken into account in the decision on Consent. For grade I and II* buildings, the local authority must also notify English Heritage and requires the authorisation of English Heritage if it wishes to grant Listed Building Consent. The local authority will also have regard to the guidance set out by the government in Planning Policy Guidance 15 (PPG 15) and to its own policies and guidance, contained in the Council's Local Plan and Supplementary Planning Guidance (SPG).

Decisions by local authorities regarding Consent should normally be made within eight weeks, but it may take longer.

All work must be carried out as specified in the approved plans and drawings and in the Consent. Consent normally lapses five years after approval.

In general consent is not required for routine repairs on a like-for-like basis. However, it is important to acknowledge and agree that day-to-day maintenance, as well as major works, is agreed and controlled so that repairs do not spoil the special character of the building. For instance, repainting can change the appearance of the building, and can require Listed Building Consent.

1A-03.04 Landlord's Consent, Planning Permission and Building Regulations

Planning Permission is required for works, which constitute the change of use of the building or part of the building or affect the external appearance of the building such as replacing the windows. This includes displaying advertisements and putting up temporary external structures. The majority of internal work on the Alexandra Road Estate will not need Planning Permission. However, if the work affects any external elements of the building, it will be necessary to check with Camden Environment Department.

Some Works will require both Planning Permission and Listed Building Consent. Further information on submitting a Planning Application is available from London Borough of Camden planning department (www.camden.gov.uk/planning). For any permanent or temporary external signage, Advertisement Consent will also be required.

Building work will also need to conform to current Building Regulations legislation and Building Control approval may be required.

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1A-03.05 The Listing and Management of the Alexandra Road Estate

The housing estate was listed grade II* in 1993 and the wider Conservation Area designated in 1996. The original Management Guidelines were drawn up by the Council's Housing Department in consultation with the South Hampstead Housing Co-operative (SHHC), English Heritage and the Council's Environment Department. The SHHC has drawn up a Landscape Management Plan with the advice of Janet Jack, who designed the original landscape scheme in conjunction with the architects. This Listed Building Heritage Partnership Agreement replaces those documents.