

# FAREHAM BOROUGH COUNCIL

PLEASE KEEP THIS LEAFLET  
IT CONTAINS IMPORTANT INFORMATION  
ABOUT YOUR PROPERTY



Westbury Manor  
Fareham

## LISTED BUILDINGS

A GUIDE TO THE LAW AND YOUR  
RESPONSIBILITIES

### Listed Buildings in Fareham

There are 435 listed buildings in the Borough of Fareham. They range from properties such as Portchester Castle (Grade I) and Cams Hall (Grade II\*) to numerous other types of building, including timber framed houses, thatched cottages, churches, brickworks, warehouses, barns and other farm buildings, lamp columns, and telephone kiosks.

### What is the Local List ?

Many buildings have local architectural or historic interest or a local historical association but are not of sufficient merit to justify inclusion on the statutory list. The planning department keeps a list of locally important buildings and has drafted policies for their protection in the Fareham Borough Local Plan Review.

Locally listed buildings do not enjoy the protection of statutory listing but the council will encourage their retention and continued use and ensure that development proposals do not harm their character or setting.



The Old Malt House  
St Margaret's Priory  
Titchfield

### Listed Building Consent

If you wish to undertake any work to a listed building in a manner which would 'affect its character as a building of special architectural or historic interest' you will need listed building consent.

### Alteration, Extension and Demolition

Any works of alteration, extension or demolition, internal or external, are very likely to require an application for listed building consent. For example: the replacement of doors and windows, the fitting of a satellite dish or a gas flue, re-roofing in a new material and repointing in a different mortar type or style are all examples of work that would require an application.

### Works of Repair

Works of repair to a listed building do not always require consent provided that they are 'like for like' in detail, material and construction technique. It is always advisable to check with a conservation officer before commencing any repair work.

### Unauthorised Work

It is a criminal offence to undertake work to a listed building without consent. Unauthorised alterations, often undertaken in ignorance of the law, can irreparably damage the historic fabric and character of a listed building and lead to enforcement proceedings and prosecution. It is therefore important as an owner or tenant of a listed building that you seek the advice of a Conservation officer before proceeding.

### Planning Permission

Permitted development rights, which make a planning application unnecessary for some minor alterations and extensions to dwellings, are more restrictive for a listed building and for development within its curtilage.

### Pre-Application Advice

The council will provide pre-application advice free of charge. If you are unsure about the extent of listing or whether you will need listed building consent or planning permission it is important that you contact a conservation officer. Contact names are given overleaf. You can speak to an officer on the telephone, by making an appointment at the civic offices, or on site if necessary.

### Which Buildings are Listed ?

Britain has a wide variety of historic houses, churches, agricultural, industrial and commercial buildings which contribute to the historic character of many of our cities, towns and villages. The need to preserve them is recognized in the statutory listing process.

The 'Statutory List of Buildings of Special Architectural or Historic Interest' is compiled by the Department for Culture Media and Sport with the guidance of English Heritage and is approved by the Secretary of State.

The list contains many different types of building which can be listed because of their age, rarity, architectural merit or owing to their method of construction. Interesting groups of buildings may also be listed.

Occasionally a building can be listed because it has a close historical association with either a particular person or an important event.

### What do the different grades mean?

Buildings on the list are graded to show their relative architectural or historic interest.

- Grade I** - are of exceptional interest
- Grade II\*** - are particularly important buildings of more than special interest
- Grade II** - are of special interest warranting every effort to preserve them

Grades I and II\* represent approximately 6% of listed buildings nationally.



South Street  
Titchfield

### Consideration of an Application for Listed Building Consent

When you make an application for listed building consent the local planning authority has a duty to consider its impact upon the architectural or historic character of the building and its setting.

This will be reflected in the amount of detail required as part of the application and will often involve the use of specialist advice from architects and surveyors who have experience in working with older buildings. For example, the use of traditional building techniques and appropriate materials, such as clay roof tiles or timber casement or vertical sliding sash windows will be necessary to preserve the historic character of a building. Sometimes the character of the building will be so special that all but the most minor additions and alterations will be resisted by the council.



Cams Hall  
Fareham

### What is a Listed Building ?

A listed building is a building of special architectural or historic interest included in a list approved by the Secretary of State. A copy of the list for Fareham can be seen at the Department of Planning and Development.

The term 'listed building' includes:

- both the interior and exterior of a building whatever the grade
- any objects or structures fixed to the building
- structures within the boundaries of the property, such as boundary walls, outbuildings, gates, lamp posts and even garden statues which, although not fixed to the building, form part of the land and have done so since before 1<sup>st</sup> July 1948.

### Contacts

#### Fareham Borough Council

Fareham Borough Council  
Civic Offices  
Civic Way  
Fareham  
Hampshire  
PO16 7TT

Tel: 01329 236100

Fax: 01329 821443

Website: <http://www.fareham.gov.uk>

For advice concerning listed buildings, conservation areas and trees (including pre-application discussions and advice relating to necessary consents) please contact:

Environment and Conservation,  
Department of Planning and Transportation

Mike Maude-Roxby - Conservation Manager  
Mike Franklin - Conservation Officer  
Paul Johnston - Arborist

Email: [conservation@fareham.gov.uk](mailto:conservation@fareham.gov.uk)

For advice concerning planning permission please contact:

The Development Control Department

Email: [devcontrol@fareham.gov.uk](mailto:devcontrol@fareham.gov.uk)

Enquiries: 01329 236100 ext2434

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