

What is a Listed Building?

The protection of the historic environment follows a broadly similar pattern throughout the UK. Generally, applications for the various special consents are made to the local authority. Applications for scheduled monument consent and some applications for listed building consent are then referred by the local authority to the national heritage body, such as Cadw in Wales (see links below). Listed properties must have listed building consent issued by the local authority prior to carrying out any alterations (such as replacement windows and doors).

You can determine whether a particular building is listed by searching the relevant map for its location using the links at the bottom of this article. The maps allow you to identify listed buildings and to find additional information about the listing including a description of features of particular interest.

You can find out who the local council is in the location of a listed building by searching the gov.uk website ([here](#)).

Consent for listed buildings is typically granted on a "like for like" basis and it is doubtful that modifications would be accepted as the applicant would need to satisfy certain conditions, such as, "that the building is not of special architectural or historical interest".

The planning officer may look for the applicant to reinstate, and re-use, as much of the original material and detail as possible. This may involve scarfing in new sections of timber, freeing sashes, replacing draught-proofing, repairing or replacing hardware, re-glazing, possibly using original glass, and fresh decoration, where the original colour may also need to be maintained.



If repair is not possible, then the replacement details will need to replicate the existing design details, including mouldings, glazing method and use of historic glass.

Improvements to the energy performance for listed buildings is limited due to the constraint of maintaining the original design. Adding secondary glazing, additional draught proofing, blinds or shutters will improve thermal properties.

However, with secondary glazing, consideration needs to be given to how this could affect the interior of the room as well as the external aspect. Poorly designed and installed secondary glazing can also impact on fire escape and create condensation.

The option of using double glazing (Insulated Glass Units or IGUs), including narrow cavity units might not be approved for Grade I or II* listed properties but should always be discussed with the planning officer to establish what improvements would be accepted as there may be exceptions if conditions can be satisfied.

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Further information on listed buildings by region.

England

England Historic ([here](#))

Map – The National Heritage List for England ([here](#))

A guide for Owners of Listed Buildings ([here](#))

Listed Building Consent, Historic England Advice Note 16 ([here](#))

The Planning Portal – England – Listed Buildings ([here](#))

Scotland

Scotland Historic Environment Scotland ([here](#))

Map – Historic Environment Portal ([here](#))

Scotland's Listed Buildings ([here](#))

Managing change in the historic environment - Use and Adaption of listed buildings (April 2019) ([here](#))

Wales Cadw ([here](#))

Map - Cof Cymru – National Historic Assets of Wales ([here](#))

Managing Change to Listed buildings in Wales (May 2017) ([here](#))

The Planning Portal – Wales – Listed Buildings ([here](#))

Northern Ireland

Department for Communities, Historic Environment Division ([here](#))

Map – Historic Environment Map Viewer ([here](#))

Listed Buildings – An Introduction ([here](#))

An Owner's Guide – Listed Historic Buildings of Northern Ireland (2019) ([here](#))