

Proposals for Development Management

We need to be consulted on or notified of certain proposals for development management. Please see the relevant legislation for specific consultation requirements.

Applications for planning permission

We must be consulted or notified of the following planning applications:

Consultation:

Development which in the opinion of the local planning authority falls within these categories:

- P1 Development of land involving the demolition, in whole or in part, or the material alteration of a listed building which is classified as Grade I or II*
- P2 Development likely to affect the site of a scheduled monument
- P3 Development likely to affect any battlefield or a Grade I or II* park or garden of special historic interest which is registered in accordance with section 8C of the Historic Buildings and Ancient Monuments Act 1953
- P4 Development likely to affect certain strategically important views in London

Notification:

- Development which the local authority (or Secretary of State) think would affect:
 - P5 The setting of a Grade I or II* listed building; or
 - P6 The character or appearance of a conservation area where
 - i) the development involves the erection of a new building or the extension of an existing building; and
 - ii) the area of land in respect of which the application is made is more than 1,000 square metres
 - P7 Local authority/ies own applications for planning permission for relevant demolition in conservation areas^[1].

^[1] Relevant demolition is defined in section 196D of the Town and Country Planning Act 1990 as “demolition of a building that is situated in a conservation area in England and is not a building to which section 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990 does not apply by virtue of s75 of that Act (listed buildings, certain ecclesiastical buildings, scheduled monuments and buildings described in a direction of the Secretary of State under that section.)

Applications for listed building consent

We must be notified of the following applications for listed building consent:

Notification:

L1 For works in respect of any Grade I or II* listed building; and

L2 For relevant works in respect of any Grade II (unstarred) listed building

Relevant works means:

- i) works for the demolition of any principal building^[2];
- ii) works for the alteration of any principal building which comprise or include the demolition of a principal external wall of the principal building; or
- iii) works for the alteration of any principal building which comprises or includes the demolition of all or a substantial part of the interior of the principal building.

For the purposes of sub paragraphs ii) and iii) above:

- a) a proposal to retain less than 50% of the surface area of that part of a principal building represented on any elevation (ascertained by external measurement on a vertical plan, including the vertical plane of any roof) is 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 is treated as a proposal for the demolition of a substantial part of the interior.

L3 Decisions taken by the local planning authorities on these applications

Applications made under the Care of Cathedrals Measure 2011 for certain classes of works to Anglican cathedrals

Applications made under the consent processes of the exempt denominations for works affecting listed ecclesiastical buildings or archaeological remains

Applications for Nationally Significant Infrastructure Projects

Proposals to make Listed Building Heritage Partnership Agreements where they relate to Grade I or II* listed buildings, or listed buildings owned by local planning authorities

^[2] “principal building” means a building shown on the list compiled under Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and includes (unless the list entry indicates otherwise) any object or structure fixed to that building, but does not include any curtilage building.



Proposals to make Listed Building Consent Orders, where they relate to Grade I or II* listed buildings or listed buildings owned by local planning authorities.

Historic England
February 2019