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Delivering the Project

Planning Regulation & Consents

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Listed Building Consent vs Planning Permission

Planning permission - considers all planning issues (including heritage)

- Most new 'development', including...
- building something new
- making a notable change to a building
- changing its use

Listed Building Consent – its all about heritage!



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Required for work which affects its character/special interest





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“Conserve or Enhance”





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What does an LBC application look like?

- Proportional to nature of proposal
- Admin: application form, site identification, etc
- Heritage Assessment
- Drawings, surveys, 'design & access statement'



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1. Initial idea
2. Does it conserve & enhance?
3. Get in touch with your local planning authority (and us!)
4. Develop project in line with this advice
5. (Repeat)
6. Submit
7. Rejected or 'approved with conditions'
8. Approval of conditions



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Remember!

- Have your 'Statement of Significance' done early on
- Always seek to reinforce this 'significance'
- Consult your local planning authority (and us!) at an early stage



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Questions?

Our website: <https://historicengland.org.uk/advice/planning/consents/>

The Planning Portal: <https://www.planningportal.co.uk/>

Our conservation principles: <https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/>