



Greater Cambridge Shared Planning

Owning a listed building

www.greatercambridgeplanning.org



How do you know if a building is listed?

You can look it up on the [South Cambridgeshire planning search map](#) or visit [Historic England's website](#). That will tell you the type of listing too – Grade 1 (exceptional interest), Grade 2* (particularly important buildings of more than special interest) or Grade 2 (of special interest – over 90% are Grade 2 and it is the most likely grade of listing for a home owner).

Does that mean you can't change anything?

No, it doesn't, but it means that any changes need to be agreed, to ensure that the character or significance of the building – and its setting – is protected. Where this can be achieved, we encourage sympathetic work that maintains buildings and help make them fit for the future (for example, appropriate energy conservation improvements). Listed building consent is required for most types of work that affect the building's special architectural or historic interest and may also be required for any works to buildings within the grounds.

What sort of work can be approved on a listed building?

Very few things are automatically ruled out. We have granted listed building consent for larger proposals like extensions, adaptations, and internal wall removals, and routinely deal with chimney lining, insulation and thatching. Some of these will also need planning permission and building regulations approval. However, the likelihood of getting approval depends on the actual works proposed and their impact, and the significance of the individual property – each is unique. That's why we strongly suggest that you get early advice if you have work in mind or want to understand your responsibilities better.

How do you get consent for work on a listed building?

Your Local Authority issues a Listed Building Consent. In this area, it's the Conservation Officers at [Greater Cambridge Shared Planning](#) who advise the Local Authorities. Consent for Grade I and Grade II* listed buildings is granted in consultation with Historic England.



How much does it cost?

Applying for Listed Building Consent is free but, depending on the type of work you are proposing, we may recommend you take [pre-application advice](#) to enable your proposals to be more likely to get consent.

Who can advise me?

The Conservation Officers are local experts and offer advice, from 15 minutes of free advice, to different options to access paid-for advice on maintaining or improving your property and applying for Listed Building Consent.

If you are looking to change your property, we would advise any contractors you employ (architect, builder, designer) are experienced in historic building conservation.

What if work has already been done?

If the property was altered without Listed Building Consent before you owned it, you have responsibility for those previous works. We can check what has been approved, and if not, give an opinion on whether any works would need to be rectified. If you have undertaken work and now think you may have needed permission, we would encourage you to get in touch to discuss this with us.

What else should I consider?

Care and maintenance of any home is important, but for Listed Buildings the councils have powers to ensure a building does not fall into serious disrepair – keeping the building in a good state of repair is important to protect its features.

What are the risks of getting it wrong?

Understanding the nature of this listed building and the help available to you is a great first step. Following professional advice will greatly reduce any risks and should help you protect your investment, and enjoy living in it. However, as it is protected by law you should also be aware it is a criminal offence to carry out unauthorised works to a listed building without Listed Building Consent. You could be made to rectify any changes you have made and fined, or even prosecuted. So please ask for advice and we will work with you to protect our important heritage assets.

How do I find out more?

▶ Greater Cambridge Shared Planning

For general advice and information, explanation of the services we offer and to apply for Listed Building Consent and planning permission.

▶ Building Control - 3CSharedServices.org

Building Regulations are separate to planning permission and most building work requires Building Regulations approval. Our Building Control team can provide advice and is responsible for ensuring that your plans and works comply with the Building Regulations.

▶ Historic England guidance

Advice on listed buildings generally, as well as technical guidance on planning and conservation.

▶ National Amenity Societies

These voluntary groups have a role in the planning process and contain a wealth of expertise on different topics.

▶ Institute of Historic Building Conservation (IHBC)

resources, guidance, practitioner information.

▶ Listed Building Property Owners Club

Advice and advocacy.

▶ Conservation accreditation register of engineers

Identifies civil and structural engineers skilled in the conservation of historic structures and sites.

▶ RIBA Conservation Register

A register of architects that are specialists in historic building conservation, repair and maintenance.

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