A ROUGH GUIDE

The older and rarer a building is, the more likely it is to have historical interest so it is generally safe to assume that anything dating from before 1700 which survives in anything like its original condition will be listed. Structures built between 1700 and 1840 are subject to election that is more rigorous. However, many that retain their original character will be listed. After 1840 the survival rate of buildings is much higher, so only those of definite character and quality, or those that are a particularly rare building type tend to be listed. Selection is even more rigorous after 1914, buildings less than 30 years old are seldom listed unless they are of outstanding quality or under threat and those less than 10 years old cannot be listed.

WHAT GRADES ARE THERE?

There are three Grades of listed buildings based upon how important a building is:

Grade I (2.5% of listed buildings)
Exceptional historic buildings e.g. Castle Howard and Malton Priory Church.
Grade II* (5.6% of listed buildings)
Particularly important buildings of more than special interest e.g. Stonegrave Minster and Askby Hall.
Grade II (91.9% of listed buildings)
Buildings of special interest, warranting every effort to preserve them e.g. The George and Dragon Inn, Kirkbymoorside.

WHAT IS THE EFFECT OF LISTING?

The listing of a building brings to its owner some degree of responsibility for the nation's heritage. Historic buildings have, and will continue to, outlast their owners, so that those of us who occupy them today are really guardians of a resource that future generations can enjoy.

It is for this reason that any changes to a listed building, inside or outside, which will affect its character or appearance require listed building consent. It is generally recognised that survival without change is rarely achieved. Generally listed building consent does not set out to prevent change, but merely to monitor it and ensure that alterations respect the historic character and interest of a building.

Before demolishing any part of a listed building, or extending it or altering it you should therefore speak to Ryedale District Council about the need to apply for listed building consent. To do any of these things without consent is a criminal offence for which the penalties can be heavy. Listed building consent is a form of planning permission and is free of charge.

All parts of a building are listed both inside and outside, front and rear. The listing also covers objects or structures attached to the building and structures within its curtilage, which have formed part of the land since before 1948, e.g. the traditional walls, barns and outbuildings of a farm. Some parts of the building may be more important than others, these are mentioned in the list description but this is not always the case.

An owner of a listed building has a responsibility for its repair and maintenance. Ryedale can serve a repairs notice or urgent works notice requiring an owner to carry out repairs if a listed building becomes dilapidated. Such powers are seldom used but exist to prevent the loss of historic structures through neglect.

HOW CAN RYEDALE HELP?

Ryedale's Building Conservation Officer is available to give advice and information on all listed building matters and will be happy to help you find out more about why your building was listed, what elements are of architectural or historic interest, how you can change it, or to provide technical advice on appropriate repair techniques, sources of materials, availability of grants etc.

For further information on anything mentioned in this leaflet please contact:

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