

THIS IS A LISTED BUILDING

IMPORTANT INFORMATION FOR NEW OWNERS*

Your estate agent or solicitor should have told you that the property you are buying is a 'Listed' (specially protected) building.

Although you will have much paperwork to read, you should read this Note as it accompanies the Local Land Charges Search.

What Listing means for you as the new property owner is as follows:

The whole of the building is protected (i.e. listed) and specifically includes:

- ◆ the inside as well as the outside of the building;
- ◆ any object or structure which is fixed to the building, or is within the curtilage and forms part of the land and has done so since before July 1948.

A Listed building may not be demolished or altered in any way unless you have first obtained LISTED BUILDING CONSENT from the Borough Council. Applications are decided by the Borough's Planning Committee or under officer delegated powers, advised by its officers (and English Heritage if the building is Grade I or II*). Note particularly that among other works, CONSENT may be required for cleaning or painting (or re-painting of the interior or exterior) if this would affect its character.

It is a **criminal offence** to carry out works to a Listed building without Consent. The Borough may take action against you and any contractor working for you if unauthorised work is done before consents have been obtained.

All grades of Listed buildings are equally protected. The grade simply reflects the importance of the building on a nationally adopted scale.

This does not necessarily mean that your building has to be preserved exactly as it is now but alterations and extensions must be carried out in a sympathetic manner using appropriate materials and techniques after due consideration of all the implications. If you are in any doubt about the particular merits of any part of the building it is advisable to discuss this with us.

The Borough's Built Environment division in the Municipal Offices, Promenade, Cheltenham, GL50 9SA tel: 01242 264328 will be happy to advise you about the full implications of owning a listed building and be pleased to discuss any proposed alterations or other works you would like to do including sympathetic methods of repair and alteration to historic buildings.

Advice is also available on the Council's website

**** NOTE: This is not a definitive statement of the relevant legislation. Solicitors and Agents should make this clear when passing this advice to purchasers.***