



Listed Buildings

general information for owners,
prospective purchasers and developers





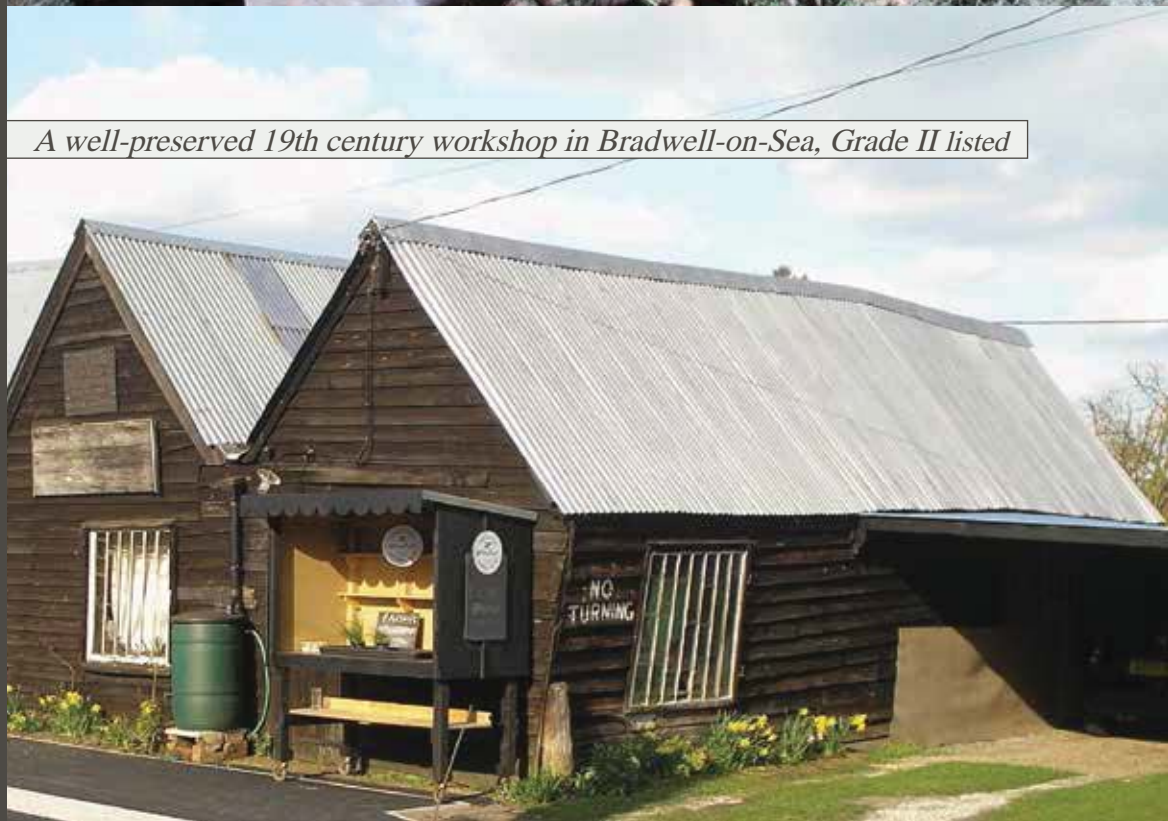
A 16th century barn still in agricultural use, Grade II listed

What is a listed building?

Listed Buildings are officially defined as “buildings of special architectural or historic interest”. As required by the Planning (Listed Buildings & Conservation Areas) Act 1990, such buildings are included on a list drawn up by Historic England and the Department for Digital, Culture, Media and Sport. There are over a thousand listed buildings in the Maldon District.

Why are buildings listed?

Buildings are listed to ensure that any alterations to their fabric respect their special interest. Being listed does not necessarily mean that the building cannot be altered; rather the aim is to ensure that decisions made today do not adversely affect the enjoyment of these buildings in years to come.



A well-preserved 19th century workshop in Bradwell-on-Sea, Grade II listed

What do the different grades of listing mean?

There are three grades of listed building:

Grade I buildings are of exceptional interest, sometimes considered to be internationally important; only 1.5% of listed buildings in the Maldon District are Grade I.

Built in the first half of the 15th century, the Moot Hall, Maldon, is among the earliest houses in the country to be built entirely of brick and is Grade I listed. These fine trefoil arches were uncovered during recent renovation work.



Grade II* buildings are particularly important buildings of more than special interest; 5% of listed buildings in the Maldon District are Grade II*.

Where important wall paintings survive such as this 17th-century mural of a dragon, the building might be elevated to Grade II listed status.*



Grade II buildings are nationally important and of special interest; 93.5% of all listed buildings in the Maldon District are in this class and it is the most likely grade of listing for a homeowner.

This thatched house is grade II listed. Vernacular cottages such as this are important survivals from the past and make a valuable contribution to local character.



The listing grade is a material consideration but is not a reliable guide to the sensitivity of a building to alteration or extension. Many Grade II buildings, for example, are of humble and once common building types and have been listed precisely because they are relatively unaltered examples of a particular building type; so they can as readily have their special interest ruined by unsuitable alteration or extension as can Grade I or II* structures.

How much of a building is covered by listing?

All of the building (whether listed Grade I, II* or II) falls within the scope of the protection, both inside and out, front and back together with all later alterations and additions. This includes all fixtures, forming a permanent and integral part of the building such as fireplaces, doors and original built-in cupboards and important finishes such as historic wall paintings.

Each listed building has a list description which is part of the list entry and is only intended to aid identification. Absence from the list description of any reference to a feature (external or internal) does not indicate that it is not of interest or that it can be removed or altered without consent. Interiors are rarely described in any detail but this is not to be taken as an indication that they are excluded from protection.



An entrance hall with encaustic tiled floor and grand open-well staircase in a Grade II listed building, c.1880



A 'Gothick' fireplace of 1810 in the Moot Hall, Maldon; a Grade I listed building



Wall painting on a tie beam inside a late Georgian former waterside granary; a Grade II listed building

Interior of a Grade II listed farmhouse with an exquisitely carved beam dating from the 16th century and a lead glazed window dating from the 17th century



What happens if a listed building is altered without permission?

It is important to note that carrying out works of demolition or alteration to a listed building without Listed Building Consent is a criminal offence under Section 9 of the Planning (Listed Buildings & Conservation Areas) Act 1990, for which the penalties can be heavy.

Maldon District Council has in recent years prosecuted individual owners and contractors who have carried out particularly damaging unauthorised alterations to listed buildings. You should also be aware that the Council can serve enforcement notices requiring owners to reverse any unauthorised alterations that are deemed inappropriate. There is no time limit on the need for listed building consent. If you purchase a listed building which has been unlawfully altered after the date it was listed, you inherit responsibility for that work, and could be required to reverse the alteration.

The background image is of part of a door in the Moot Hall, Maldon. The graffiti was probably added while the ground floor rooms were in use as a gaol

The old village lock up in Tollesbury is Grade II listed



The Courtroom interior of 1810 in the Moot Hall, Maldon; a Grade I listed building dating from the 15th century



What is the extent of the listing?

The listing of a building places protection not only on the building, but also on any object or structure fixed to the building (e.g. boundary walls and railings) and any object or structure within its curtilage which forms part of the land and has done so since before 1 July 1948. Thus the listing also covers any free-standing buildings erected before the above date which are often referred to as “curtilage listed buildings”.

This Tudor archway is believed to date from c.1569 but is not individually listed in its own right. It is protected, however, since it falls within the curtilage of the Grade II listed Creeksea Place and also since it is connected to the main listed building via a courtyard wall*

How can I find out if a building is listed?

The Heritage Asset Map on Maldon District Council's website shows the location of all listed buildings. Alternatively, if you remain unsure about whether your property is listed please contact Maldon District Council on 01621 854477 or by email at planning@maldon.gov.uk

List descriptions can also be found through the Heritage List for England website
<https://historicengland.org.uk/listing/the-list/>

An early 19th century village pump in Tillingham; Grade II listed



What factors determine whether a building is listed?

All buildings built before 1700 and most between 1700 and 1840 that are relatively unaltered are eligible for listing. Post 1840, only buildings of definite quality are eligible given the increased number of buildings erected. More recent buildings are rarely listed.

Detailed guidance on what Historic England looks for when assessing buildings for listing can be found through their website:

<https://historicengland.org.uk/listing/selection-criteria/listing-selection/>

The following are the main criteria used in deciding which buildings to include on the statutory list:

Age and rarity

the older a building is and the fewer the surviving examples of its kind, the more likely it is to have historical importance

Architectural Interest

the architectural design, decoration or craftsmanship are important as well as examples of particular building types or use of particular building techniques.

Historic interest

buildings may display little visual quality but, through technological innovation or their form, they may illustrate particular aspects of the nation's social, economic, cultural or military history.

Close historic associations

well documented associations with nationally important people or events.

National interest

not only are buildings of strong intrinsic architectural quality included, but also the most significant or distinctive local buildings that make a strong contribution to the national historical stock.

This house in Tillingham is Grade II listed. It is believed to date from c1725 and was at one time a workhouse



How do buildings become listed?

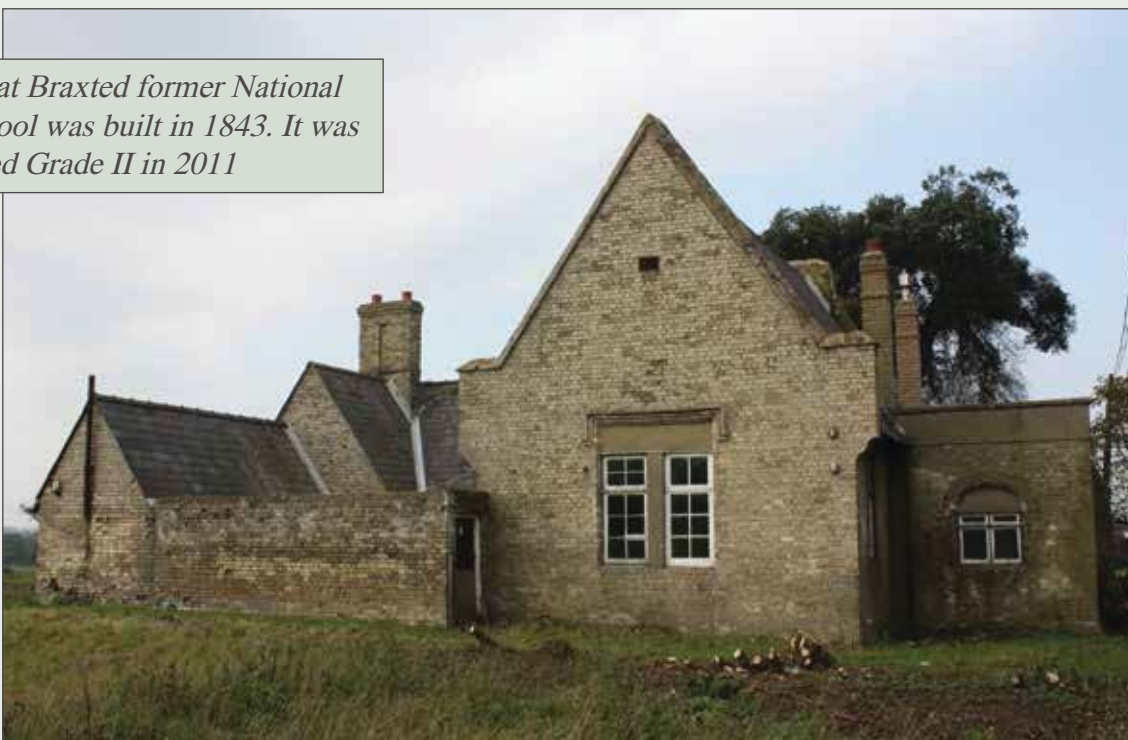
The first buildings were listed in the Maldon District in the 1950s.

Most listed buildings in the District were designated in the course of a national survey undertaken by the Government in the 1980s. Maldon town was the subject of a comprehensive re-survey in the 1990s.



Beeleigh Abbey is composed of several important medieval and post medieval phases. It was Grade I listed in 1951

Great Braxted former National School was built in 1843. It was listed Grade II in 2011



How do I get permission to carry out works to my listed building?

When a building is listed, this does not mean that it cannot be altered or extended. However, if you wish to demolish a listed building or to alter or extend it in any way that affects its character you must apply to the Council for listed building consent.

Applicants for listed building consent must be able to justify their proposals and will need to show why works affecting the character of the building are desirable or necessary. They should provide the Council with full information including a heritage statement to enable it to assess the likely impact of their proposals on the building and its setting.

The shortest, white rendered building and the glass-roofed lean-to in the photograph below were completed in 2011 as extensions to the rear of a Grade II listed town house in Maldon. The extension is subservient to the host historic building. A traditional form and traditional materials have been used to complement the historic surroundings. The extension employs a 'contemporary' style of windows which was felt to be sympathetic in this instance. It was designed by Annabel Brown Architects.



What level of work requires listed building consent?

The lists here are by no means comprehensive. Each case must be assessed on its own merits. The important question in all instances is whether the special character of the building is affected by the work. If there is ever any doubt it is best to contact the local planning authority for advice.

Even small-scale works such as re-pointing may require listed building consent if it is done in a way that affects the special character of the building.

Works to a listed building that would normally require listed building consent:

- External additions or extensions
- The replacement of windows or doors
- Complete renewal of external render or weatherboard cladding
- Painting unpainted brickwork or masonry
- Attaching a satellite dish to the building
- Change of internal layout, such as the introduction of new partitions to form an en-suite bathroom or the formation of new doorways
- The alteration or replacement of historic fixtures such as fireplaces, staircases or joinery
- The removal of historic surfaces and materials, such as lath and plaster.
- Repairs which involve the loss of historic material

Works to a listed building that are unlikely to require consent:

- Changing existing kitchen or bathroom fittings
- Minor and essential repairs on a like-for-like basis
- Maintenance
- Replacement of modern furnishings; curtains, carpets etc.
- Redecoration

The photograph illustrates the front wall of a pair of semi-detached houses that are Grade II listed. The house on the left has been crudely pointed in cement (before it was listed) to the detriment of the building's character and its ability to manage moisture whereas the house on the right has been pointed sympathetically in lime mortar. If the owner of the right hand cottage now wished to re-point his house in cement he would require listed building consent and such an application would almost certainly be refused.

