



LBC FACT SHEET

Almost all listed building owners are required to apply for listed building consent at some point during their ownership. Even minor works such as repainting and repointing can require this formal consent before being conducted.

THE FACTS

- Listed buildings have always required consent to perform many types of work.
- There is one single consent process used for all works, from minor repairs to complete demolition.
- The present process requires many supporting documents, such as professionally produced drawings and heritage statements, which makes applying for consent very expensive.
- Planning departments are required to ask for many of these documents even when they are completely disproportionate, which makes processing applications slower.
- A decision regarding consent can take many weeks or months to receive, leaving owners unable to conduct work until it is received.
- There is no clear guidance for owners which works are minor enough to not require consent, which leaves them uncertain about the legality of any work they undertake.
- The resources available to planning departments have halved in the past decade, which has reduced the advice available from planning and conservation officers.
- 30,000 consent applications are made each year, costing councils over £30 million to process.

OUR POLICY

We are campaigning for the creation of a streamlined process for consent applications. Supporting documents should only be requested when necessary, substantially reducing the paperwork for most applications.

WHY?

The cost, complexity and uncertainty of applying for consent are the biggest reasons why owners choose not to undertake work on their property.

A process designed to be more proportional would significantly reduce the costs to owners by removing the need for expensive pre-application paperwork. At present the cost of documentation can cost more than the work itself.

A streamlined system with smaller amounts of documentation could be much faster and more efficient for planning authorities.

Owners are much more likely to engage with a process that is fast and cost effective, helping to reduce unauthorized works.