

PLANNING DIVISION INFORMATION SHEET 2.5 LOCALLY LISTED BUILDINGS IN BROMLEY

There are two types of listed buildings in Bromley, statutory and locally listed. Local listing is described below and statutory listing is described in Information Sheet P2.

WHAT IS THE LOCAL LIST?

The national planning regulations permit Local Planning Authorities to create lists of buildings of local architectural or historic interest and to prepare planning policies for them.

Bromley's local list was established in the October 1973 when the Council felt that its newly issued statutory list, which was prepared by central government, was inadequate and failed to cover all important buildings in the borough. The Council set about identifying buildings of local interest which it felt were worthy of protection and compiled its own local list.

The earliest available copy of the local list dates from June 1975 with subsequent copies surviving from 1982, 1991, and 1998. The list is now held electronically and is managed by the Heritage and Urban Design group of the Planning Division. Alterations to the local list are made with approval of the Development Control and Executive Committees and from 2002 the views of property owners have been sought during the designation process.

HOW ARE THE LOCALLY LISTED BUILDINGS CHOSEN?

Locally listed buildings are chosen on the same criteria as statutory listed buildings but with a focus on their local rather than national importance. Age and rarity are a consideration along with:

- Architectural Interest
- Historic Interest or association with a person or event in borough / national history
- Group value

WHERE IS THE LOCAL LIST HELD?

Paper copies of the local list can be viewed by appointment at the Civic Centre and in the Local Studies section in Bromley Central Library. In its early days it was just a list of addresses. However, list descriptions have been prepared as information on the buildings comes forward. If a local list description exists a copy is available on request from the Planning Division and can be provided as a hard copy or an e-mail.

WHAT DOES LOCAL LISTING MEAN?

The special interest of a locally listed building is a material consideration when the Council considers planning applications. When considering proposals affecting locally listed buildings the Council will seek their sympathetic re-use and the retention of historic fabric both inside and out.

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DO I NEED LISTED BUILDING CONSENT FOR WORKS?

No. Listed building consent is only required for works to statutory listed buildings. Locally listed buildings are subject to normal planning controls.

PLANNING PERMISSION

The planning regulations vary depending on building uses, the extent of previous extensions, the location of the building within a particular designation, and whether planning conditions have been used to remove permitted development rights. More information on whether planning permission may be required is available on the Planning Portal at www.planningportal.gov.uk. It should be noted that most external alterations to flats and commercial premises (including replacement windows) require planning permission.

SUPPLEMENTARY PLANNING GUIDANCE

When considering proposals for locally listed buildings the Council will give consideration to the adopted Supplementary Planning Guidance (SPG) for Conservation Areas. This SPG document is available from the Planning Division free of charge and can be inspected at the Civic Centre by appointment.

REPAIRS AND ALTERATIONS

Some works may not require planning permission but should still be carefully considered. The removal of historic features or details can not only harm the special interest of the locally listed building but also adversely affect its value. Research has shown that buildings which retain their historic features in good order hold the value better than those which have been altered.

CAN A BUILDING BE REMOVED FROM THE LIST?

The Council's Development Control or Executive Committees can authorise the removal of buildings from the local list. Cases must prove that the building is not of special interest and therefore not worthy of inclusion on the list.

FURTHER INFORMATION

Please contact the Planning Division Conservation Officers on:
Tel. 020 8461 7532 or 020 8313 4664
Fax 020 8313 0095
E-mail conservation@bromley.gov.uk

Alternatively write to:-

Planning Strategy and Renewal
Planning Division
London Borough of Bromley
Civic Centre, Stockwell Close
Bromley BR1 3UH

This form is available upon request in large-print format.
Issued by Planning Division July 2004
Updated June 2011

