

Draft fact sheet on Scheduled Ancient Monuments

General Information relating to both listing and scheduling

Are there any grants towards the cost of repairing and upkeeping my listed building or scheduled ancient monument?

Grade I and II* Listed buildings may be eligible for grants from English Heritage. Contact English Heritage direct to see whether there are any grant schemes operating.

The Council is also undertaking regeneration work in specific inner city housing areas. It is now recognised that the refurbishment and reoccupation of underused and derelict homes has a major part to play in meeting future housing need and limited grants are available from the Housing Service which can be directed at Listed Buildings.

A number of schemes exist to help in the financial management of scheduled monuments. Grants may be available from English Heritage as part of Management Agreements. Seek advice from English Heritage South West regional office (see address below).

Can the Council force me to repair my building or monument?

If a building falls into disrepair it may be included on Plymouth City Council Buildings at Risk Register (BAR). In exceptional cases, the Council can resort to serving a “Repairs” Notice upon an owner specifying the works necessary to preserve an individual building. Whilst there is no statutory obligation to maintain a building, it is in your best interest to do so.

In the case of an unoccupied or partially occupied listed building, the Council can safeguard it from further deterioration by carrying out the minimal works needed to make the building wind and weather-tight and recover the cost from the owner or raise a charge upon the property.

Scheduling does not impose a legal obligation to undertake any additional management of the monument. Owners are however encouraged to maintain their scheduled monuments in good condition by adopting sympathetic land use measures.

Value added tax on works to Listed Buildings

VAT zero-rating is available for “approved alterations” (that is, alterations which require Listed Building Consent from the Council) to listed buildings, which are dwellings or are used for qualifying residential purposes or for the non-business activities of a charity. For further information pick up a leaflet (708/1/90 Protected Buildings) from your local Customs and Excise Office. *web link?*

How to apply for Listed Building Consent

Listed Building Consent application forms are available from Development Management Unit; give address/link.

There is no fee payable for the submission of Listed Building Consent applications.

How to apply for Scheduled Ancient Monument Consent

Applications for SAM Consent are made to the Secretary of State. It is possible to apply for Scheduled Monument Consent on-line. This must be done before any proposed works are started as consent cannot be granted retrospectively. For on-line applications go to the DCMS website at www.culture.gov.uk. For postal applications contact the DCMS (see address below).