



Listed Buildings and Conservation Areas

CLIVE ALEXANDER, Conservation Officer with Dover District Council, has drawn our attention to the publication of the two latest leaflets on Listed Buildings and Conservation Areas.

Both leaflets are available from DDC offices at Honeywood Road, Whitfield, Dover CT16 3PG.

HIGH TERRACE, HIGH STREET, DOVER

The first leaflet, on Listed Buildings, is a Guidance Note to Owners and Occupiers. Listed Buildings are divided into three grades, indicating their relative importance.

Grade I - buildings of exceptional interest

Grade II* - buildings of particular importance and perhaps containing outstanding features

Grade II - buildings of special interest which warrant every effort being made to preserve them.

The majority of listed buildings fall into this category

The leaflet lists all instances in which consent would be needed to make alterations to a property; for instance, the removal of all or part of internal walls or partitions, chimneys, staircases, porches or balconies; the alteration of door or window openings or the insertion of new ones; the replacement of roof coverings, addition of cladding and so on.

In the second leaflet Conservation Areas are defined as:

'Areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.'

There are many such areas in the Dover District, distinguished by their architecture, landscape and history. These areas often contain Listed Buildings.

The leaflet states:

'However it is not always enough to protect these buildings in isolation. Their surroundings and general environment are often of equal importance and Conservation Areas are intended to protect that environment. We have a responsibility to ensure that the character of these areas is not diminished in our lifetime.'

and goes on to say that

'The ultimate success of Conservation Areas will depend upon the care which individual owners take with the maintenance and repair of their properties and in any alterations or extensions they make. Cumulatively, even small changes can detract from the special character of an area. For example, changing the original glazing patterns, window openings, and changing roof materials and profiles.'

Grants are available for the structural repair of listed buildings and the leaflet states:

'English Heritage can offer grants for the repair of buildings of outstanding architectural or historic interest, that is Grade I and Grade II* buildings. The District Council can offer small grants for structural repairs to roofs, chimneys, windows, re-pointing and the provision of a damp-proof course. These Grants are at the discretion of the body giving them.'

'In addition to the grants outlined, the District Council may be able to offer, in appropriate cases, Renovation Grants towards the cost of repairs and improvements to bring dwellings up to modern standards including the provision of basic amenities.'

'For further information on these grants, contact the Private Sector Housing Section of the Health and Housing Department of the District Council. However, the same work will not be grant aided twice, by two different departments.'

Both leaflets stress the importance of contacting the Conservation Offices if you have any queries regarding alteration, repairs or improvements to Listed Buildings or any building within a Conservation Area. We are indebted to Mr Alexander for drawing our attention to these two publications and urge members to send for the leaflets for further information or to seek advice if they have specific queries.

EDITOR ◇

