

Fact Sheet- City Living

Built Heritage Conservation

Listed Buildings

Where a building is not in office use (use class B1a) and/or is a Statutory Listed Building you will be required to apply for Planning Permission for change of use and Listed Building Consent. The validation requirements for these applications will vary from site to site depending on site constraints and the Local Planning Authority through pre- application discussions will advise you. Within your application a heritage assessment and heritage impact assessment will be expected.

It should be noted that the listing covers the interior and exterior and that there is a strong presumption to retain historic fabric and limit the amount of sub division to the minimum. The acceptability of subdivision will be assessed on a case by case basis. Items covered by the listing include spaces and major features such as fire places/ chimney breasts, walls and staircases as well as historic decorative details such as doors, skirting boards, flooring etc.

Specific pre application listed building conversion advice can be obtained for free. This would include comments on general proposal plans regarding alterations to the layout as well as details of fire partitioning and sound insulation as well as pipe runs, vents and flues. It is strongly recommended that pre application advice is sought from the conservation team and that advice is also obtained from building control to inform discussions. This is to ensure that the alterations are appropriate and compatible with the listed building.

To find out if a building is a listed building please take a look at our [Derby's statutory listed buildings](#) or choose the relevant item from the environment and planning menu on the Map on the main city council webpage www.derby.gov.uk

Locally Listed buildings and Buildings within Conservation Areas

In terms of development that affects locally listed buildings and those within conservation areas we will be looking at the impact the change of use has on the character and appearance of the exterior of the building or area.

General guidance regarding - Listed buildings, locally listed buildings and buildings within conservation areas

The re-design of shop fronts and facades should follow the city centre shopfront design guidance and proposals would need to preserve and enhance the character of the building and the wider area. Careful consideration would need to be given to the location of signage, external vents, soil pipes, flues and satellite dishes to ensure they are positioned discretely.

When new shop front is being installed on the ground floor we will consider whether an independent access to upper floors can be included within the design where there is not one currently. Further information and advice can be obtained from the attached links:

<http://www.derby.gov.uk/environment-and-planning/conservation/conservation-area/>

<http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/guides/DerbyCityCouncil-shopfronts-guide.pdf>

To obtain pre-application advice on your draft scheme please contact the Conservation Officers on built.heritage@derby.gov.uk or telephone 01332 640809.