

RISE

Retrofit information,
support & expertise

Locally Listed Buildings

Quick guide

November 2024

Funded by:



Department for
Energy Security
& Net Zero

www.riseretrofit.org.uk

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Summary

How to use this quick guide?

This quick guide has been prepared to assist local authorities and registered providers that are considering making locally listed buildings more energy efficient. It is an introduction to the subject and those wishing to pursue this should refer to the other planning constraints and heritage documents on the RISE website.

What is a locally listed buildings?

Locally listed buildings in England are buildings that are recognised as important to their local area, even though they do not meet the criteria to be nationally listed. Local authorities are responsible for drawing up their respective local lists of buildings that they consider to be of local importance, with each council having their own criteria. Once a building is locally listed, changes that require planning permission may need to be carefully planned to ensure they protect the character or significance of the building.

Locally listed buildings do not have the same level of statutory protection as nationally listed buildings. However, inclusion on a local list designates a building or structure as a heritage asset, and as such its conservation is an objective of the National Planning Policy Framework. There are a range of buildings designated as locally listed, with some examples below:



Figure 1 Example of a locally listed building. This is the London Tavern in Hackney Council. Source: <https://hackney.gov.uk/locally-listed-buildings>



Figure 2 Example of a locally listed building. This is the Shacklewell Mosque in Hackney Council. Source: <https://hackney.gov.uk/locally-listed-buildings>

Why are they protected?

Locally listing buildings are protected to ensure the best interest of the building will be considered during the planning process. Protecting locally listed buildings serves several key purposes:

- **Heritage preservation:** Local listings identify buildings that contribute to the historical and architectural heritage of a place, helping ensure they are preserved adeptly.
- **Guiding development:** Whilst locally listed buildings do not have the same legal protections as listed buildings, local listings still require local authorities to consider their conservation during any development or renovation.
- **Cultural identity:** Many locally listed buildings signify a sense of place and pride for local people. Protecting them can help uphold an area's cultural identity.
- **Promoting conservation:** Local listing encourages the conservation of older buildings, promoting sustainable practices by repurposing existing structures rather than building new ones.

Key challenges?

What are the key challenges of retrofitting a locally listed property?

The protection of locally listed buildings can make introducing energy efficiency improvements challenging for various reasons:

- **Design constraints:** Retrofitting locally listed buildings requires modern solutions to increase energy efficiency whilst preserving historical features. Getting this balance right can be complex.
- **Cost:** The specialised nature of retrofit works necessitated requires skilled retrofit assessors, designers and craftspeople/installers that can carry out the alternations, which can be costly. Furthermore, modern technologies can be expensive and make energy efficient upgrades less financially viable.
- **Regulatory compliance:** Locally listed buildings have specified guidelines to uphold the buildings design which requires careful navigation when planning retrofit actions.

How can we overcome these challenges?

Despite these challenges, there are opportunities for improving energy efficiency in locally listed buildings through careful, sensitive retrofitting that conserves them while enhancing comfort and sustainability.

Implementing energy efficiency measures in listed buildings requires a careful approach to balance conservation with modern sustainability. Here are some measures that can be considered:

Type of measure	Specific installation	Detail
Improved Insulation	Internal Insulation	Adding insulation to walls, ceilings, and floors without altering the exterior appearance can improve thermal performance. This may also include the insulation of pipes and hot water tanks to minimise heat wasted.
	Draft Proofing	Sealing gaps around windows, doors, and floors helps reduce heat loss without compromising the building's character.
	Secondary Glazing	Installing secondary glazing can enhance insulation while preserving the original windows.
	Window Films	Applying solar films can improve thermal performance without changing the window's exterior appearance.
Heating Systems	Smart Thermostats and building management systems.	Installing programmable thermostats can optimise heating schedules for better energy use.

	Solar Panels	In some cases, solar panels can be installed on less visible parts of the building, such as roofs.
	Heat Pumps	Air or ground source heat pumps can be integrated with careful planning, especially if they do not alter the building's external appearance.
Energy-Efficient Lighting	LED Lighting	Switching to energy-efficient LED bulbs can reduce energy use while maintaining appropriate lighting levels.

Source: <https://historicengland.org.uk/advice/your-home/energy-efficiency/making-changes-to-save-energy/>

Next steps

Anyone considering energy efficiency measures in a locally listed building should familiarise themselves with the planning constraints and heritage content on the RISE website. The comprehensive series of toolkits, quick guides, and case studies available contain useful information relevant to retrofitting locally listed buildings.

It may also be useful to speak to your local authority about the changes you are considering. They may have experience in this area that can help guide your planning. Ensuring your retrofit works conserve the building's significance and comply with the consent system will take time and should be considered from the outset of the project.



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