

## Protecting Listed Buildings

### What are listed buildings?

A wide range of buildings on farms may be protected under Planning legislation as Listed Buildings. They are protected for their special architectural character or historical interest. Though Listing is given primarily for roofed buildings, the definition is broad and can include features like walled gardens, sheep fanks, bridges, gateways and even statues placed in Designed Landscapes.

### What does this mean?

The legislation puts an onus on owners to maintain these buildings in good condition. Enforcement is carried out at a local level by local planning authorities. A Register of Listed Buildings is held for each local authority in their Council Offices and Historic Scotland hold a national database. Information on Listed Buildings can be viewed on the [Historic Scotland website](http://www.historic-scotland.gov.uk).

### Is the protection just restricted to the standing building?

The *curtilage*, which is the area surrounding a listed building and which can include ancillary buildings, yards and walls, may also be protected even if not described in the listing document. Seek advice if uncertain from your local planning authority.



Significant farm steadings as well as major buildings can be protected as Listed Buildings.



Listing can include structures such as this bridge built as part of the 18th century military road network.

### What must I do to protect a listed structure?

Routine and timely maintenance, especially to prevent water accessing the structure, are the key to preserving these buildings. Owners of Listed Buildings are responsible for maintaining these in good repair and this good practice for maintaining your assets.

### Can I get financial help to repair or maintain a building?

Historic Scotland can help with advice and some funding for remedial and restoration work. Funding may also be available from local heritage trusts. Funding under the Scottish Rural Development Programme 2015-2020 will primarily be available where repairs will create a new economic use for buildings

### Can I make alterations to a Listed Building?

Sympathetic restoration or conversion of redundant farm buildings is encouraged and there may be grants available to assist in this work. Each case will be judged on its own merits but you must get formal consent before making alterations.

*Much of Scotland's archaeological heritage lies in rural areas. This sheet is one of a series giving advice on some of the ways these important remains can be protected during normal rural land management.*

### GOOD PRACTICE

- Identify if you have a listed building on your land. If you have access to the internet search the [Historic Scotland website](#) or the [SEWeb Land Information Search Map](#). Alternatively consult your local planning office which should have an online and/or paper register of all Listed Buildings in your area.
- Check to find the extent of the protected area that is listed. Remember that management may be required beyond the area that is listed if this affects the setting of a listed building. Seek advice from your local planning authority if uncertain.
- Do not make alterations to a listed building before consulting your local conservation officer or equivalent and obtaining the necessary consent.
- Undertake routine maintenance to keep a building wind and watertight. This should include keeping down pipes, drains & gutters clear of debris.
- Check the roof to prevent water entering & carry out minor repairs where possible. Replace window glass & repair frames if necessary. Always check with your local planning department if uncertain what is appropriate and what work requires consent.
- If major repairs are necessary consult your local planning authority. They may be able to help identify grants from local government, Historic Scotland, from local conservation trusts or other sources.

Further information see [Historic Scotland Repairs and Caring for Listed Buildings](#)  
[Scotland's Listed Buildings 2014 A Historic Scotland Guide](#)



Listed building protection ensures the character of a building survives conversion and appropriate materials are used in repairs.



This listed memorial stone lying in a farm woodland has had its stonework chipped by the branches of a falling tree. Timely pruning would have prevented this damage.

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