

Meldreth Local History Group

Listed Structures in Meldreth

Back Ground To The Listing Process

Listed Buildings are ones which have been designated by the relevant Secretary of State as being of special architectural or historic interest.

A listed building may not be demolished, extended, or altered without special permission from the local planning authority. Owners of listed buildings are, in some circumstances, compelled to repair and maintain them.

History

The idea of protecting interesting buildings developed during the Second World War, and particularly immediately afterwards, when consideration needed to be given to the replacement of war damaged buildings. There was concern that buildings that had been damaged or were unfit for habitation (through neglect as well as war damage) were being demolished and replaced by new buildings rather than being restored. Thus the stock of historic buildings was being lost. It was realised that there was an urgent need for a means of identifying historic buildings worth saving.

The Ministry of Works appointed three hundred local architects, who by February 1941 had produced the first 'salvage' list. The Town and Country Planning Acts in 1944 and 1947 saw this process made permanent. Most Local Authorities had their lists in place by 1970.

The most recent legislation is the Planning (Listed Buildings and Conservation Areas) Act 1990. There was a planned revision in 2008 but the legislation never got to the statute book due to the intervention of the "credit crunch" crisis.

Some Local Authorities, e.g. Birmingham, maintain their own list in addition to the statutory one.

Criteria

The criteria for listing are:

- **Architectural interest:** these are buildings of importance to the nation for reason of their architectural design, decoration and craftsmanship;
- **Historic interest:** this includes buildings which display important aspects of the nation's social, cultural, economic or military history. All buildings built before 1700 which survive in anything like their original condition are listed, as are most of those built between 1700 and 1840. A building has to be at least ten years old to be listed. A skate park has just been listed!;
- **Historical associations:** buildings with close historical ties with nationally important people or events;
- **Group value:** particularly where buildings together make up an important architectural or historical unity or a fine example of planning (for example, squares, terraces, model villages). The granary and the threshing barn are included in the Meldreth list for group value.

The pdf file, "Principles of Selection for Listing Buildings" can be downloaded from the English Heritage site: <http://www.english-heritage.org.uk/caring/listing/criteria-for-protection>.

Initial applications are made to English Heritage. The final decision is made by the Secretary of State.

Data

In England there were 374,081 listed entries as of October 2014 (which could amount to 500,000 structures as some listings include more than one structure). This was about 2% of the total building stock. 2.5% were grade I (exceptional/international stature) and 5.5% grade II* (outstanding) with the rest grade II.

Meldreth listed dwellings constitute 3.45% of the number of houses in the 2011 census i.e. 1.45% higher than the national average

Date	National %	Meldreth %
Before 1600	15	9.09
17th Century	19	66.67
Later than 17 th century	66	24.24
18th Century	31	
19th Century	32	
Later	3	

List Descriptions

List Descriptions provide the essential first step in identifying what it is that is protected by law and what it is that makes the building of special architectural or historic interest. However they are not comprehensive regarding all the features of interest in the building.

More information on listed buildings is available at the following websites:

1. [English Heritage](#)
2. [British Listed Buildings](#)
3. [Images of England](#)
4. [Heritage Gateway](#)
5. [Wikipedia](#)