

Client

Neil Bellis

Location

Gayfere, 2-4 Grange Hill, South Norwood

Services Provided

Historic Buildings

Date of Completion

Completed

Key Issues

- Historic Building Assessment
- De-listing

Our historic buildings team sought and secured the delisting of a grade II listed building in South Norwood. The 19c house was listed Grade II in 1973. It was divided into 2 dwellings in the 20th century.

CgMs were initially involved in providing a Historic Building Assessment for the owner of the listed building, which was used to support a listed building and planning application for substantial alterations to the building. Consent was granted for the works and following advice from CgMs an application was made to the Department for Culture Media and Sport (pre April 2005) to de-list the building.

CgMs highlighted that in light of the numerous alterations which had been made to the building it is far removed from its original condition and as such the building no longer satisfies the criteria for listing. The English Heritage advisors report (on which DCMS based their decision) stated that “Gayfere has been too altered and extended from its c.1800 origins to qualify for statutory listing and the part of 1850 additions are not of special architectural interest”. This view was consistent with CgMs’ Historic Building Assessment and de-listing statement

