



Planning • Historic Buildings • Archaeology

Specialist & Independent Advisors to the Property Industry

Epney

Client

Keyvale Developments Ltd.

Location

Gloucestershire

Services Provided

Historic Buildings

Date of Completion

May 2006

Key Issues

Historic Building Assessment

De-listing



CgMs' Historic Building Team undertook to challenge the Secretary of State's recent decision, based upon the advice of English Heritage, to list the cottage. The building was listed as it was considered to represent an example of a substantially complete timber framed 17th century building.

CgMs demonstrated through a Historic Building Assessment that the property did not in fact retain any historic fabric of note and that the listing was based upon an inaccurate assessment of the building. The appraisal carried out by the Historic Building team highlighted the numerous alterations and loss of fabric that had occurred,

as a result of which the cottage had little architectural or historic interest and therefore did not merit inclusion upon the statutory list. It also showed the 'special interest' of the building was based upon 'informed conjecture' rather than actual architectural or historic detailing.

The building was subsequently reappraised by English Heritage and the advisor's report supported CgMs' conclusions that the building should be removed from the list as 'the main reason for the original listing of the building (had) been nullified'. The listing of Brookside served no meaningful purpose and as a consequence only weakened the national criteria whereby buildings, which really are of special architectural or historic interest, are identified and subsequently protected.

As a result of CgMs' involvement the building was successfully de-listed. The building has subsequently been demolished and the site successfully redeveloped by its owners.

LONDON

Tel: 020 7583 6767

london@cgms.co.uk

CHELTENHAM

Tel: 01242 259 290

cheltenham@cgms.co.uk

NEWARK

Tel: 01636 653 060

newark@cgms.co.uk

KETTERING

Tel: 01536 790 447

kettering@cgms.co.uk

BIRMINGHAM

Tel: 0121 616 4850

birmingham@cgms.co.uk

www.cgms.co.uk

