



Planning (Listed Buildings and Conservation Areas) Act 1990

1990 CHAPTER 9

PART I

LISTED BUILDINGS

CHAPTER V

PREVENTION OF DETERIORATION AND DAMAGE

Annotations:

Modifications etc. (not altering text)

- C1** Pt. I Ch. V (ss. 47–49): power to apply conferred by [Town and Country Planning Act 1990 \(c. 8, SIF 123:1\)](#), [s. 243\(3\)\(b\)](#)

Compulsory acquisition of listed building in need of repair

47 Compulsory acquisition of listed building in need of repair.

- (1) If it appears to the Secretary of State that reasonable steps are not being taken for properly preserving a listed building he—
 - (a) may authorise the appropriate authority to acquire compulsorily under this section the building and any relevant land; or
 - (b) may himself compulsorily acquire them under this section.
- (2) The ^{M1}Acquisition of Land Act 1981 shall apply to compulsory acquisition under this section.

Changes to legislation: Planning (Listed Buildings and Conservation Areas) Act 1990, Chapter V is up to date with all changes known to be in force on or before 07 June 2018. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

- (3) The Secretary of State shall not make or confirm a compulsory purchase order for the acquisition of any building by virtue of this section unless—
- (a) in the case of the acquisition of a building situated in England otherwise than by the Commission, he has consulted with the Commission; and
 - (b) in any case, he is satisfied that it is expedient to make provision for the preservation of the building and to authorise its compulsory acquisition for that purpose.
- (4) Any person having an interest in a building which it is proposed to acquire compulsorily under this section may, within 28 days after the service of the notice required by section 12 of that Act of 1981 or, as the case may be, paragraph 3(1) of Schedule 1 to that Act, apply to a magistrates' court ^{F1}. . . for an order staying further proceedings on the compulsory purchase order.
- (5) If on an application under subsection (4) the court is satisfied that reasonable steps have been taken for properly preserving the building, the court shall make an order accordingly.
- (6) Any person aggrieved by the decision of a magistrates' court on an application under subsection (4) may appeal against the decision to the Crown Court.
- ^{F2}(6A) This section does not permit the acquisition of any interest in Crown land unless—
- (a) it is an interest which is for the time being held otherwise than by or on behalf of the Crown, and
 - (b) the appropriate authority (within the meaning of section 82C) consents to the acquisition.]
- (7) In this section—
- “the appropriate authority” means—
- (a) the council of the county ^{F3}, county borough] or district in which the building is situated, or
 - (b) in the case of a building situated in Greater London, the Commission or the council of the London borough in which the building is situated, or
 - (c) in the case of a building situated outside Greater London, the joint planning board for the area in which the building is situated; or
 - (d) in the case of a building situated within the Broads, the Broads Authority;
- “relevant land”, in relation to any building, means the land comprising or contiguous or adjacent to it which appears to the Secretary of State to be required for preserving the building or its amenities, or for affording access to it, or for its proper control or management.

Annotations:

Amendments (Textual)

- F1** Words in s. 47(4) repealed (1.4.2005) by [Courts Act 2003 \(c. 39\)](#), ss. 109(1), 110(1), [Sch. 8 para. 344](#), [Sch. 10](#); [S.I. 2005/910](#), [art. 3\(y\)\(aa\)](#)
- F2** S. 47(6A) inserted (7.6.2006) by [Planning and Compulsory Purchase Act 2004 \(c. 5\)](#), ss. 79(4), 121(1), [Sch. 3 para. 5\(2\)](#) (with s. 111); [S.I. 2006/1281](#), [art. 2\(c\)](#)
- F3** S. 47(7)(a): words in definition of “the appropriate authority” inserted (1.4.1996) by [1994 c.19](#), s. 20(4), [Sch. 6 Pt. II para. 25\(6\)](#) (with ss. 54(5)(7), 55(5), 66(7), [Sch. 17 paras. 22\(1\), 23\(2\)](#)); [S.I. 1996/396](#), art. 3, [Sch. 1](#)

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Modifications etc. (not altering text)

- C2** Ss. 47–50 modified by [S.I. 1990/1519, reg. 13\(1\)](#)
S. 47 amended (19.9.1995) by [1995 c. 25, ss. 70, 125\(2\), Sch. 9 para. 13\(1\)](#) (with [ss. 7\(6\), 115, 117, Sch. 8 para. 7](#))
- C3** S. 47: functions of local authority not to be responsibility of an executive of the authority (E.) (16.11.2000) by virtue of [S.I. 2000/2853, reg. 2\(1\), Sch. 1 Table A25](#)
- C4** Ss. 32-50 applied in part (Isles of Scilly) (with modifications) (2.10.2013) by [The Town and Country Planning \(Isles of Scilly\) Order 2013 \(S.I. 2013/2148\), arts. 1\(1\), 3, Sch. 1](#) (with [art. 1\(2\)](#))

Marginal Citations

- M1** [1981 c.67.](#)

48 Repairs notice as preliminary to acquisition under s. 47.

- (1) The compulsory purchase of a building under section 47 shall not be started by the appropriate authority or by the Secretary of State unless at least two months previously the authority or, as the case may be, the Secretary of State has served on the owner of the building a notice under this section (in this section referred to as a “repairs notice”)—
- (a) specifying the works which the appropriate authority or, as the case may be, the Secretary of State considers reasonably necessary for the proper preservation of the building; and
 - (b) explaining the effect of sections 47 to 50, and the repairs notice has not been withdrawn.
- (2) Where—
- (a) a building is demolished after a repairs notice has been served in respect of it by an appropriate authority or the Secretary of State, but
 - (b) the Secretary of State is satisfied that he would have confirmed or, as the case may be, would have made a compulsory purchase order in respect of the building had it not been demolished,
- the demolition of the building shall not prevent the authority or the Secretary of State from being authorised under section 47 to acquire compulsorily the site of the building.
- (3) An appropriate authority or the Secretary of State may at any time withdraw a repairs notice served by them on any person; and if they do so, they shall immediately give him notice of the withdrawal.
- (4) The Secretary of State shall consult with the Commission before he serves or withdraws a repairs notice in relation to a building situated in England.
- (5) Where a repairs notice has been served on a person in respect of a building, he shall not be entitled to serve a listed building purchase notice in respect of it—
- (a) until the expiration of three months beginning with the date of the service of the repairs notice; or
 - (b) if during that period the compulsory acquisition of the building is begun under section 47, unless and until the compulsory acquisition is discontinued.
- (6) For the purposes of this section a compulsory acquisition—

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- (a) is started when the notice required by section 12 of the ^{M2}Acquisition of Land Act 1981 or, as the case may be, paragraph 3(1) of Schedule 1 to that Act is served; and
- (b) is discontinued—
- (i) in the case of acquisition by the Secretary of State, when he decides not to make the compulsory purchase order; and
 - (ii) in any other case, when the order is withdrawn or the Secretary of State decides not to confirm it.

(7) In this section “appropriate authority” has the same meaning as in section 47.

Annotations:

Modifications etc. (not altering text)

- C4** Ss. 32-50 applied in part (Isles of Scilly) (with modifications) (2.10.2013) by [The Town and Country Planning \(Isles of Scilly\) Order 2013 \(S.I. 2013/2148\)](#), arts. 1(1), 3, **Sch. 1** (with art. 1(2))
- C5** Ss. 47–50 modified by [S.I. 1990/1519](#), **reg. 13(1)**
S. 48 amended (19.9.1995) by [1995 c. 25](#), ss. 70, 125(2), **Sch. 9 para. 13(1)** (with ss. 7(6), 115, 117, [Sch. 8 para. 7](#))
- C6** S. 48: functions of local authority not to be responsibility of an executive of the authority (E.) (16.11.2000) by virtue of [S.I. 2000/2853](#), **reg. 2(1)**, **Sch. 1** Table A25

Marginal Citations

- M2** [1981 c.67](#).

49 Compensation on compulsory acquisition of listed building.

Subject to section 50, for the purpose of assessing compensation in respect of any compulsory acquisition of land including a building which immediately before the date of the compulsory purchase order was listed, it shall be assumed that listed building consent would be granted for any works—

- (a) for the alteration or extension of the building; or
- (b) for the demolition of the building for the purpose of development of any class specified in Schedule 3 to the principal Act (development not constituting new development),

F4

Annotations:

Amendments (Textual)

- F4** Words in s. 49 repealed (25.9.1991) by [Planning and Compensation Act 1991 \(c. 34, SIF 123:1\)](#), **ss. 31(4)**, 84(6), Schs. 6 para. 45, 19 Pt.II; [S.I. 1991/2067](#), **art.3 sch. 1**

Modifications etc. (not altering text)

- C4** Ss. 32-50 applied in part (Isles of Scilly) (with modifications) (2.10.2013) by [The Town and Country Planning \(Isles of Scilly\) Order 2013 \(S.I. 2013/2148\)](#), arts. 1(1), 3, **Sch. 1** (with art. 1(2))
- C7** Ss. 47–50 modified by [S.I. 1990/1519](#), **reg. 13(1)**
S. 49 amended (19.9.1995) by [1995 c. 25](#), ss. 70, 125(2), **Sch. 9 paras. 13(1)** (with ss. 7(6), 115, 117, [Sch. 8 para. 7](#))

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50 Minimum compensation in case of listed building deliberately left derelict.

- (1) Where the appropriate authority within the meaning of section 47—
 - (a) propose to acquire a building compulsorily under that section; and
 - (b) are satisfied that the building has been deliberately allowed to fall into disrepair for the purpose of justifying its demolition and the development or redevelopment of the site or any adjoining site,
 they may include in the compulsory purchase order as submitted to the Secretary of State for confirmation a direction for minimum compensation.
- (2) Subject to the provisions of this section, where the Secretary of State acquires a building compulsorily under section 47, he may, if he is satisfied as mentioned in subsection (1)(b), include a direction for minimum compensation in the compulsory purchase order.
- (3) Without prejudice to so much of section 12 of the ^{M3}Acquisition of Land Act 1981 or, as the case may be, paragraph 3(1) of Schedule 1 to that Act (notices stating effect of compulsory purchase order or, as the case may be, draft order) as requires the notice to state the effect of the order, the notice required to be served in accordance with that provision shall—
 - (a) include a statement that a direction for minimum compensation has been included in the order or, as the case may be, in the draft order prepared by the Secretary of State in accordance with Schedule 1 to that Act; and
 - (b) explain the meaning of the expression “direction for minimum compensation”.
- (4) A direction for minimum compensation, in relation to a building compulsorily acquired, is a direction that for the purpose of assessing compensation it is to be assumed, notwithstanding anything to the contrary in the ^{M4}Land Compensation Act 1961, the principal Act, or this Act—
 - (a) that planning permission would not be granted for any development or redevelopment of the site of the building; and
 - (b) that listed building consent would not be granted for any works for the demolition, alteration or extension of the building other than development or works necessary for restoring it to and maintaining it in a proper state of repair.
- (5) If a compulsory purchase order is confirmed or made with the inclusion of a direction for minimum compensation, the compensation in respect of the compulsory acquisition shall be assessed in accordance with the direction.
- (6) Where such a direction is included in a compulsory purchase order or, as the case may be, in a draft order prepared by the Secretary of State, any person having an interest in the building may, within 28 days after the service of the notice mentioned in subsection (3), apply to a magistrates’ court ^{F5}. . . for an order that no such direction be included in the compulsory purchase order as confirmed or made by the Secretary of State.
- (7) If the court to which an application is made under subsection (6) is satisfied that the building in respect of which the application is made has not been deliberately allowed to fall into disrepair for the purpose mentioned in subsection (1)(b) the court shall make the order applied for.
- (8) A person aggrieved by the decision of a magistrates’ court on an application under subsection (6) may appeal against the decision to the Crown Court.

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- (9) The rights conferred by subsections (6) and (8) shall not prejudice those conferred by section 47(4) and (6).

Annotations:

Amendments (Textual)

- F5** Words in s. 47(4) repealed (1.4.2005) by Courts Act 2003 (c. 39), ss. 109(1), 110(1), Sch. 8 para. 345, Sch. 10; S.I. 2005/910, art. 3(y)(aa)

Modifications etc. (not altering text)

- C4** Ss. 32-50 applied in part (Isles of Scilly) (with modifications) (2.10.2013) by The Town and Country Planning (Isles of Scilly) Order 2013 (S.I. 2013/2148), arts. 1(1), 3, Sch. 1 (with art. 1(2))
- C8** Ss. 47-50 modified by S.I. 1990/1519, reg. 13(1)
S. 50 amended (19.9.1995) by 1995 c. 25, ss. 70, 125(2), Sch. 9 para. 13(1) (with ss. 7(6), 115, 117, Sch. 8 para. 7)

Marginal Citations

- M3** 1981 c.67.
M4 1961 c.33.

51 Ending of rights over land compulsorily acquired.

- (1) Subject to the provisions of this section, upon the completion of a compulsory acquisition of land under section 47—
- (a) all private rights of way and rights of laying down, erecting, continuing or maintaining any apparatus on, under or over the land shall be extinguished, and
 - (b) any such apparatus shall vest in the acquiring authority.
- (2) Subsection (1) shall not apply—
- (a) to any right vested in, or apparatus belonging to, statutory undertakers for the purpose of the carrying on of their undertaking, or
 - [^{F6}(b) to any right conferred by or in accordance with the electronic communications code on the operator of an electronic communications code network, or
 - (c) to any electronic communications apparatus kept installed for the purposes of any such network.]
- (3) In respect of any right or apparatus not falling within subsection (2), subsection (1) shall have effect subject—
- (a) to any direction given by the acquiring authority before the completion of the acquisition that subsection (1) shall not apply to any right or apparatus specified in the direction; and
 - (b) to any agreement which may be made (whether before or after the completion of the acquisition) between the acquiring authority and the person in or to whom the right or apparatus in question is vested or belongs.
- (4) Any person who suffers loss by the extinguishment of a right or the vesting of any apparatus under this section shall be entitled to compensation from the acquiring authority.

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- (5) Any compensation payable under this section shall be determined in accordance with the ^{M5}Land Compensation Act 1961.

Annotations:

Amendments (Textual)

- F6** S. 51(2)(b)(c) substituted (25.7.2003 for specified purposes and 29.12.2003 for further specified purposes) by **Communications Act 2003 (c. 21)**, ss. 406(1), 411(2), **Sch. 17 para. 106(2)** (with Sch. 18); S.I. 2003/1900, **art. 2(1)**, Sch. 1 (with arts. 3-6); S.I. 2003/3142, **art. 3(2)** (with art. 11)

Modifications etc. (not altering text)

- C9** S. 51 amended (19.9.1995) by **1995 c. 25**, ss. 70, 125(2), **Sch. 9 para. 13(1)** (with ss. 7(6), 115, 117, Sch. 8 para. 7)
- C10** S. 51 applied (Isles of Scilly) (with modifications) (2.10.2013) by **The Town and Country Planning (Isles of Scilly) Order 2013 (S.I. 2013/2148)**, arts. 1(1), 3, **Sch. 1** (with art. 1(2))

Marginal Citations

- M5** 1961 c.33.

Acquisition by agreement

52 Acquisition of land by agreement.

- (1) The council of any county, [^{F7}county borough,] district or London borough or a joint planning board for an area outside Greater London may acquire by agreement—
- (a) any building appearing to them to be of special architectural or historic interest; and
 - (b) any land comprising or contiguous or adjacent to such a building which appears to the Secretary of State to be required—
 - (i) for preserving the building or its amenities, or
 - (ii) for affording access to it, or
 - (iii) for its proper control or management.
- (2) The provisions of Part I of the ^{M6}Compulsory Purchase Act 1965 (so far as applicable), other than sections 4 to 8, 10 and 31, shall apply in relation to the acquisition of land under subsection (1), but references in that Part to the execution of the works shall be construed as including references to—
- (a) any erection, construction or carrying out of buildings or works authorised by section 237 of the principal Act; and
 - (b) any erection, construction or carrying out of buildings or works on behalf of a Minister or statutory undertakers on land acquired by that Minister or those undertakers, where the buildings or works are erected, constructed or carried out for the purposes for which the land was acquired.

Annotations:

Amendments (Textual)

- F7** Words in s. 52(1) inserted (1.4.1996) by **1994 c. 19**, s. 20(4), **Sch. 6 Pt. II para. 25(7)** (with ss. 54(5) (7), 55(5), 66(7), Sch. 17 paras. 22(1), 23(2)); S.I. 1996/396, art. 3, **Sch. 1**

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Modifications etc. (not altering text)

- C11** S. 52 amended (19.9.1995) by 1995 c. 25, ss. 70, 125(2), **Sch. 9 para. 13(2)**(with ss. 7(6), 115, 117, Sch. 8 para. 7)
S. 52 amended (19.9.1995) by 1995 c. 25, ss. 70, 125(2), **Sch. 9 para. 13(2)** (with ss. 7(6), 115, 117, Sch. 8 para. 7)
- C12** S. 52 applied (Isles of Scilly) (with modifications) (2.10.2013) by **The Town and Country Planning (Isles of Scilly) Order 2013 (S.I. 2013/2148)**, arts. 1(1), 3, **Sch. 1** (with art. 1(2))
- C13** S. 52(2) amended (19.9.1995) by 1995 c. 25, ss. 70, 125(2), **Sch. 9 para. 13(2)** (with ss. 7(6),115, 117, Sch. 8 para. 7)

Marginal Citations

- M6** 1965 c.56.

Management of acquired buildings

53 Management of listed buildings acquired under this Act.

- (1) Where—
- (a) a local authority or joint planning board acquire any building or other land under section 47(1) or 52(1)(a) or (b); or
 - (b) the Commission acquire any building or other land under section 47(1),
- they may make such arrangements as to its management, use or disposal as they consider appropriate for the purpose of its preservation.
- (2) Where the Secretary of State acquires any building or other land under section 47(1), he may—
- (a) make such arrangements as he thinks fit as to the management, custody or use of the building or land; and
 - (b) dispose of or otherwise deal with any such building or land as he may from time to time determine.
- (3) The Commission may be a party to such arrangements as are mentioned in subsection (2) if they relate to property situated in England.

Annotations:

Modifications etc. (not altering text)

- C14** S. 53(1) extended (19.9.1995) by 1995 c. 25, ss. 70, 125(2), **Sch. 9 para. 13(3)** (with ss. 7(6), 115, 117, Sch. 8 para. 7)

Urgent preservation

54 Urgent works to preserve^{F8} ... listed buildings.

- (1) A local authority may execute any works which appear to them to be urgently necessary for the preservation of a listed building in their area.
- (2) If it appears to the Secretary of State that any works are urgently necessary for the preservation of a listed building—

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- (a) if the building is in England, he shall authorise the Commission to execute any works specified in the authorisation which appear to him to be urgently necessary for its preservation; or
- (b) if the building is in Wales, he may himself execute any works which appear to him to be urgently necessary for its preservation.
- (3) The works which may be executed under this section may consist of or include works for affording temporary support or shelter for the building.
- (4) If [^{F9}, in the case of a building in England,] the building is occupied works may be carried out only to those parts which are not in use.
- [^{F10}(4A) If, in the case of a building in Wales, the whole or part of the building is in residential use, works may be carried out only where they would not interfere unreasonably with that use.]
- (5) The owner of the building must be given not less than seven days notice in writing of the intention to carry out the works and, in the case of works authorised under subsection (2)(a), the Commission shall give that notice.
- [^{F11}(5A) Where the works are to be executed to a building in Wales the whole or part of which is in residential use, the occupier of the building must also be given not less than seven days' notice in writing of the intention to carry out the works.]
- (6) A notice under subsection (5) [^{F12}or (5A)] shall describe the works proposed to be carried out.
- (7) As respects buildings in Greater London, the functions of a local authority under this section are exercisable concurrently by the Commission and the relevant London borough council.

Annotations:

Amendments (Textual)

- F8** Word in s. 54 heading omitted (21.5.2016) by virtue of [Historic Environment \(Wales\) Act 2016 \(anaw 4\)](#), **ss. 30(5)**, 41(2)
- F9** Words in s. 54(4) inserted (21.5.2016) by [Historic Environment \(Wales\) Act 2016 \(anaw 4\)](#), **ss. 30(1)**, 41(2)
- F10** S. 54(4A) inserted (21.5.2016) by [Historic Environment \(Wales\) Act 2016 \(anaw 4\)](#), **ss. 30(2)**, 41(2)
- F11** S. 54(5A) inserted (21.5.2016) by [Historic Environment \(Wales\) Act 2016 \(anaw 4\)](#), **ss. 30(3)**, 41(2)
- F12** Words in s. 54(6) inserted (21.5.2016) by [Historic Environment \(Wales\) Act 2016 \(anaw 4\)](#), **ss. 30(4)**, 41(2)

Modifications etc. (not altering text)

- C15** Chs. I, II (ss. 1-26) and IV (ss. 38-44) of Pt. I, ss. 54-56, 59-61, 66, 68-72, 74-76 and 88: power to apply conferred (10.11.1993) by [1993 c. 28, s. 171\(4\)\(b\)](#); [S.I. 1993/2762, art.3](#).
S. 54: functions of local authority not to be responsibility of an executive of the authority (E.) (16.11.2000) by virtue of [S.I. 2000/2853, reg. 2\(1\)](#), [Sch. 1 Table A27](#)
S. 54 extended (with modifications)(19.9.1995) by [1995 c. 25, ss. 70, 125\(2\)](#), [Sch. 9 para. 13\(4\)\(a\)](#) (with [ss. 7\(6\)](#), 115, 117, [Sch. 8 para. 7](#))
- C16** S. 54: functions made exercisable concurrently (1.2.2005) by [The Cotswolds Area of Outstanding Natural Beauty \(Establishment of Conservation Board\) Order 2004 \(S.I. 2004/1777\)](#), [arts. 2, 25\(1\)\(2\) \(xxxii\)](#) (with [art. 35](#))

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- C17** S. 54: functions made exercisable concurrently (1.2.2005) by [The Chilterns Area of Outstanding Natural Beauty \(Establishment of Conservation Board\) Order 2004 \(S.I. 2004/1778\)](#), **arts. 2, 25(1)(2) (xxxii)** (with art. 35)
- C18** S. 54 restricted (22.7.2008) by [Crossrail Act 2008 \(c. 18\)](#), s. 16(1), **Sch. 9 paras. 1(1)(d)(3), 2(1)(d)**

55 Recovery of expenses of works under s. 54.

- (1) This section has effect for enabling the expenses of works executed under section 54 to be recovered by the authority who carried out the works, that is to say the local authority, the Commission or the Secretary of State or, in the case of works carried out by the Commission on behalf of the Secretary of State, the Secretary of State.
 - (2) That authority may give notice to the owner of the building requiring him to pay the expenses of the works.
 - (3) Where the works consist of or include works for affording temporary support or shelter for the building—
 - (a) the expenses which may be recovered include any continuing expenses involved in making available the apparatus or materials used; and
 - (b) notices under subsection (2) in respect of any such continuing expenses may be given from time to time.
 - (4) The owner may within 28 days of the service of the notice represent to the Secretary of State—
 - (a) that some or all of the works were unnecessary for the preservation of the building; or
 - (b) in the case of works for affording temporary support or shelter, that the temporary arrangements have continued for an unreasonable length of time; or
 - (c) that the amount specified in the notice is unreasonable; or
 - (d) that the recovery of that amount would cause him hardship,
 and the Secretary of State shall determine to what extent the representations are justified.
 - (5) The Secretary of State shall give notice of his determination, the reasons for it and the amount recoverable—
 - (a) to the owner of the building; and
 - (b) if the authority who gave notice under subsection (2) is a local authority or the Commission, to them.
- ^{F13}(5A) Where the Welsh Ministers make a determination under subsection (4), the owner of the building or (if it is given notice under subsection (5)) the local authority may, within 28 days of the service of the notice under subsection (5), appeal to the county court against the decision.
- (5B) In the case of a building in Wales, as from the time when the notice under subsection (2) becomes operative, the expenses which an authority may recover under this section carry interest at such rate as the Welsh Ministers may prescribe by order until recovery of all sums due under this section; and the expenses and any interest are recoverable by the authority as a debt.
- (5C) As from that time, the expenses and any interest are, until recovery, a charge on the land on which the building stands.

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- (5D) The charge takes effect at that time as a legal charge which is a local land charge.
- (5E) For the purpose of enforcing the charge, the authority have the same powers and remedies under the Law of Property Act 1925 and otherwise as if they were a mortgagee by deed having powers of sale and lease, of accepting surrenders of leases and of appointing a receiver.
- (5F) The power of appointing a receiver is exercisable at any time after the end of the period of one month beginning with the date on which the charge takes effect.
- (5G) For the purposes of subsections (5B) to (5F), the notice becomes operative—
- (a) where no representations are made under subsection (4) within the period referred to in that subsection, at the end of that period;
 - (b) where representations are made as mentioned in paragraph (a) but no appeal against the determination under subsection (4) is made under subsection (5A) within the period referred to in that subsection, at the end of that period;
 - (c) where an appeal is made as mentioned in paragraph (b) and the decision on the appeal confirms the determination under subsection (4) (with or without variation), at the time of the decision;
 - (d) where an appeal is made as mentioned in paragraph (b) but is withdrawn, at the time of the withdrawal.]

^{F14}(6)

Annotations:

Amendments (Textual)

F13 S. 55(5A)-(5G) inserted (4.5.2017 for specified purposes, 31.5.2017 in so far as not already in force) by [Historic Environment \(Wales\) Act 2016](#) (anaw 4), [ss. 30\(6\), 41\(3\)](#); S.I. 2017/633, [arts. 2, 5\(d\)](#) (with [art. 6\(4\)](#))

F14 S. 55(6) repealed (2.1.1992) by [Planning and Compensation Act 1991](#) (c. 34, SIF 123:1), [ss. 25, 84\(6\)](#), [Schs. 3 Pt. II para. 23, 19 Pt.I](#); S.I. 1991/2905, [art.3 sch. 2](#)

Modifications etc. (not altering text)

C19 Chs. I, II (ss. 1-26) and IV (ss. 38-44) of Pt. I, [ss. 54-56, 59-61, 66, 68-72, 74-76](#) and 88: power to apply conferred (10.11.1993) by [1993 c. 28, s. 171\(4\)\(b\)](#); S.I. 1993/2762, [art.3](#).

S. 55 extended (with modifications) (19.9.1995) by [1995 c. 25, ss. 70, 125\(2\)](#), [Sch. 9](#), [para. 13\(4\)\(a\)](#) (with [ss. 7\(6\), 115, 117, Sch. 8 para. 7](#))

C20 S. 55: functions made exercisable concurrently (1.2.2005) by [The Cotswolds Area of Outstanding Natural Beauty \(Establishment of Conservation Board\) Order 2004](#) (S.I. 2004/1777), [arts. 2, 25\(1\)\(2\)](#) (xxxii) (with [art. 35](#))

C21 S. 55: functions made exercisable concurrently (1.2.2005) by [The Chilterns Area of Outstanding Natural Beauty \(Establishment of Conservation Board\) Order 2004](#) (S.I. 2004/1778), [arts. 2, 25\(1\)\(2\)](#) (xxxii) (with [art. 35](#))

56 Dangerous structure orders in respect of listed buildings.

Before taking any steps with a view to—

- (a) the making of an order in respect of a listed building under section 77(1)(a) of the ^{M7}Building Act 1984 or section 65 or 69(1) of the London Building Acts (Amendment) Act 1939; or

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- (b) the ^{M8}service of a notice under section 79(1) of that Act of 1984 or section 62(2) of that Act of 1939,
a local planning authority shall consider whether they should instead exercise their powers under sections 47 and 48 or section 54.

Annotations:

Modifications etc. (not altering text)

- C22** S. 56 applied (with modifications) by [S.I. 1990/1519, reg. 12, Sch. 3](#)
C23 Chs. I, II (ss. 1-26) and IV (ss. 38-44) of Pt. I, ss. 54-56, 59-61, 66, 68-72, 74-76 and 88: power to apply conferred (10.11.1993) by [1993 c. 28, s. 171\(4\)\(b\)](#); [S.I. 1993/2762, art.3](#).
C24 S. 56 modified (W.) (30.4.2012) by [The Planning \(Listed Buildings and Conservation Areas\) \(Wales\) Regulations 2012 \(No. 793\), regs. 1, 16, Sch. 3](#)

Marginal Citations

- M7** [1984 c. 55](#).
M8 [1939 c. xcvi](#).

Grants for repair and maintenance

57 Power of local authority to contribute to preservation of listed buildings etc.

- (1) A local authority may contribute towards the expenses incurred or to be incurred in the repair or maintenance—
- (a) of a listed building which is situate in or in the vicinity of their area; or
 - (b) of a building in their area which is not listed but appears to them to be of architectural or historic interest.
- (2) At the time of making such a contribution the local authority may also contribute towards the expenses incurred, or to be incurred, in the upkeep of any garden occupied with the building and contiguous or adjacent to it.
- (3) A contribution under this section may be made by grant or loan.
- (4) A contribution by way of loan may be made upon such terms and conditions as the local authority may determine including (but without prejudice to the foregoing) a term that the loan shall be free of interest.
- (5) A local authority—
- (a) may renounce their right to repayment of such a loan or any interest for the time being outstanding, and
 - (b) by agreement with the borrower may otherwise vary any of the terms and conditions on which such a loan is made.
- (6) A local authority may require as a condition of the making by them of a contribution under this section by way of grant towards the expenses of the repair or maintenance or upkeep of any property that the person to whom the grant is made shall enter into an agreement with them for the purpose of enabling the public to have access to the property or part of it during such period and at such times as the agreement may provide.
- (7) In this section and in section 58 “local authority” means—

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- (a) the council of a county, [^{F15}county borough,] borough or district,
- (b) a joint planning board constituted under section 2 of the principal Act, and
- (c) in relation to a building or land in the Broads, the Broads Authority.

Annotations:

Amendments (Textual)

F15 Words in s. 57(7)(a) inserted (1.4.1996) by 1994 c. 19, s. 20(4), **Sch. 6 Pt. II para. 25(8)** (with ss. 54(5)(7), 55(5), 66(7), Sch. 17 para. 22(1), 23(2)); S.I. 1996/396, art. 3, **Sch. 1**

Modifications etc. (not altering text)

C25 S. 57 extended (with modifications) (19.9.1995) by 1995 c. 25, ss. 70, 125(2), **Sch. 9 para. 13(4)(b)** (with ss. 7(6), 115, 117, Sch. 8 para. 7)

C26 S. 57: functions made exercisable concurrently (1.2.2005) by [The Cotswolds Area of Outstanding Natural Beauty \(Establishment of Conservation Board\) Order 2004 \(S.I. 2004/1777\)](#), **arts. 2, 25(1)(2) (xxxiii)** (with art. 35)

C27 S. 57: functions made exercisable concurrently (1.2.2005) by [The Chilterns Area of Outstanding Natural Beauty \(Establishment of Conservation Board\) Order 2004 \(S.I. 2004/1778\)](#), **arts. 2, 25(1)(2) (xxxiii)** (with art. 35)

58 Recovery of grants under s. 57.

- (1) If, during the period of three years beginning with the day on which a grant is made under section 57 towards the repair or maintenance or upkeep of any property (“the grant property”), the grantee disposes of the interest held by him in the property on that day or any part of that interest, by way of sale or exchange or lease for a term of not less than 21 years, the local authority may recover the amount of the grant, or such part of it as they think fit, from the grantee in any court of competent jurisdiction.
- (2) If the grantee gives the whole of that interest to any person (whether directly or indirectly, but otherwise than by will) subsection (1) shall have effect as if the donee were the grantee.
- (3) If the grantee gives part of that interest to any person (whether directly or indirectly, but otherwise than by will) subsection (1) shall have effect as if any disposal or part disposal of that interest by the donee were a disposal by the grantee.
- (4) If any condition imposed on the making of a grant to which this section applies is contravened or not complied with, the grantor may recover the amount of the grant, or such part of it as he thinks fit, from the grantee.
- (5) Nothing in this section entitles a grantor to recover amounts in the aggregate exceeding the amount of the grant (for example by virtue of a breach of more than one condition or disposals of several parts of an interest in the grant property).

Annotations:

Modifications etc. (not altering text)

C28 S. 58 extended (with modifications) (19.9.1995) by 1995 c. 25, ss. 70, 125(2), **Sch. 9 para. 13(4)(b)** (with ss. 7(6), 115, 117, Sch. 8 para. 7)

Changes to legislation: Planning (Listed Buildings and Conservation Areas) Act 1990, Chapter V is up to date with all changes known to be in force on or before 07 June 2018. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

- C29** S. 58: functions made exercisable concurrently (1.2.2005) by The Cotswolds Area of Outstanding Natural Beauty (Establishment of Conservation Board) Order 2004 (S.I. 2004/1777), **arts. 2, 25(1)(2) (xxxiii)** (with art. 35)
- C30** S. 58: functions made exercisable concurrently (1.2.2005) by The Chilterns Area of Outstanding Natural Beauty (Establishment of Conservation Board) Order 2004 (S.I. 2004/1778), **arts. 2, 25(1)(2) (xxxiii)** (with art. 35)
- C31** S. 58(4) restricted by Planning (Consequential Provisions) Act 1990 (c. 11, SIF 123:1, 2), s. 5, **Sch. 3 para. 17**

Damage to listed buildings

59 Acts causing or likely to result in damage to listed buildings.

- (1) If, with the intention of causing damage to a listed building, any relevant person does or permits the doing of any act which causes or is likely to result in damage to the building, he shall be guilty of an offence and liable on summary conviction to a fine not exceeding level 3 on the standard scale.
- (2) A person is a relevant person for the purpose of subsection (1) if apart from that subsection he would be entitled to do or permit the act in question.
- (3) Subsection (1) does not apply to an act for the execution—
 - (a) of works authorised by planning permission granted or deemed to be granted in pursuance of an application under the principal Act; or
 - (b) of works for which listed building consent has been given under this Act^[F16]; or
 - (c) of works for which development consent has been granted under the Planning Act 2008.]
- (4) If a person convicted of an offence under this section fails to take such reasonable steps as may be necessary to prevent any damage or further damage resulting from the offence, he shall be guilty of a further offence and liable on summary conviction to a fine not exceeding [^{F17}one-tenth of level 3 on the standard scale] for each day on which the failure continues.

Annotations:

Amendments (Textual)

- F16** S. 59(3)(c) and preceding word inserted (1.3.2010) by Planning Act 2008 (c. 29), ss. 36, 248(1), **Sch. 2 para. 40** (with s. 226); S.I. 2010/101, **art. 2** (with art. 6)
- F17** Words in s. 59(4) substituted (2.1.1992) by Planning and Compensation Act 1991 (c. 34, SIF 123: 1), s. 32, **Sch. 7 para.58**; S.I. 1991/2905, **art.3 Sch. 1**

Modifications etc. (not altering text)

- C32** Chs. I, II (ss. 1-26) and IV (ss. 38-44) of Pt. I, ss. 54-56, 59-61, 66, 68-72, 74-76 and 88: power to apply conferred (10.11.1993) by 1993 c. 28, **s. 171(4)(b)**; S.I. 1993/2762, **art.3**.
S. 59 excluded (18.12.1996) by 1996 c. 61, s. 12, **Sch. 7 para. 3**
S. 59 restricted (1.10.1994) by S.I. 1994/1771, **art. 5(5)**
- C33** S. 59 excluded (22.7.2008) by Crossrail Act 2008 (c. 18), s. 16(1), **Sch. 9 para. 3**
- C34** S. 59 excluded (23.2.2017) by High Speed Rail (London - West Midlands) Act 2017 (c. 7), s. 70(1), **Sch. 18 para. 3**

Changes to legislation:

Planning (Listed Buildings and Conservation Areas) Act 1990, Chapter V is up to date with all changes known to be in force on or before 07 June 2018. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations.

Changes and effects yet to be applied to the whole Act associated Parts and Chapters:

Whole provisions yet to be inserted into this Act (including any effects on those provisions):

- s. 12(4A) inserted by 2008 c. 29 Sch. 10 para. 16
- s. 22(2A) inserted by 2008 c. 29 Sch. 10 para. 18(2)
- s. 40(2A) inserted by 2008 c. 29 Sch. 10 para. 19
- s. 56A and cross-heading inserted by 2016 anaw 4 s. 31(1)
- s. 82A(2)(ha) inserted by 2016 anaw 4 s. 31(2)
- s. 89(1ZA) inserted by 2008 c. 29 Sch. 10 para. 22
- s. 93(5A) inserted by 2008 c. 29 Sch. 10 para. 23(3)
- s. 93(5A) words inserted by 2013 c. 24 Sch. 17 para. 18(3)
- Sch. 3 para. 2(4A) inserted by 2008 c. 29 Sch. 10 para. 24(2)
- Sch. 3 para. 2(9) inserted by 2008 c. 29 Sch. 10 para. 24(3)
- Sch. 3 para. 3(4A) (4B) inserted by 2008 c. 29 Sch. 10 para. 24(4)
- Sch. 3 para. 6(1A) inserted by 2008 c. 29 Sch. 10 para. 24(6)