

# Building Preservation Notice (BPN)

## Introduction

This note describes what Building Preservation Notice (BPN) is, and why it is served. It also sets out how listing of the building in question is processed alongside a BPN.

## What is a Building Preservation Notice?

A BPN is a form of temporary listing served by the local planning authority under section 3 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Planning authorities and National Park authorities have the power to serve a BPN on the owner of a building which is not listed, but which they consider is of special architectural or historic interest and is in danger of demolition or alteration in such a way as to affect their character as buildings of such interest.

A BPN provides protection to a building in that, for a period of six months after service of the BPN, it is subject to the same rules as if it were in fact listed, allowing time for a formal assessment to be carried out.

## Who can serve a BPN?

Only local planning authorities and National Park authorities have the power to serve a BPN. If you think a BPN should be served, you should contact your relevant local planning authority.

## How to apply for listing when a BPN has been served

The planning authority serves a BPN on the owner of the building and then must also request that the building be considered for listing by English Heritage.

All applications for listing triggered by a BPN should be sent directly to English Heritage providing a completed English Heritage listing [application form](#) and a copy of the BPN. The application should be supported by as much information as possible including a location plan and photographs of the building. The [application form](#) and [guidance notes](#) are available on the English Heritage website.

## **What happens next?**

English Heritage, the government's statutory adviser on the historic environment, carry out a full assessment, generally including an internal and external inspection of the building and make a recommendation on whether it merits listing.

For listing cases triggered by a BPN, the Secretary of State must decide within six months whether to list the building.

The BPN remains in force for up to six months, but will lapse if within that period Department for Culture, Media and Sport (DCMS) either includes the building in the statutory list or notifies the planning authority in writing that it does not intend to do so.

The authority must notify the owner and occupier if the DCMS decides not to list the building (section 3(6) of the above-named Act which requires the authority to give statutory notice of the decision to the owner(s) and occupier(s) of the building; and to section 3(7) which precludes the serving of another BPN within 12 months from the date of this letter), and may not serve another BPN in respect of that building within 12 months of the notification.

If the Secretary of State is satisfied that the building is of special architectural or historic interest, than the building is listed.

If the building is not listed, compensation may be payable by the local authority for losses sustained by those with an interest in the building as a result of the BPN.

If you consider that the listing decision has been wrongly made you may contact the Department for Culture, Media and Sport to request that the Secretary of State review the decision. More information on reviews is available from the English Heritage and the DCMS websites.

## **Contact details**

Full contact details are given on the application form and the guidance notes. Both are available on the English Heritage website.

[www.english-heritage.org.uk](http://www.english-heritage.org.uk)

More information on reviews is available from the DCMS website.

[www.culture.gov.uk](http://www.culture.gov.uk)

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