

Curtilage Listed Building

A Curtilage Listed Building is any object or structure within the curtilage of a principal Listed Building which, although not fixed to the building, forms part of the land and has done so since before 1 July 1948. ([Listed Buildings and Conservation Areas\) Act 1990](#)

Questions that people have asked

How do I know if my building is curtilage listed?

Whether a building is Curtilage Listed or not is decided by the Council but requires justification. Legal precedent has established that there are three main criteria to guide that decision, as described by Charles Mynors in his book 'Listed Buildings, Conservation Areas and Monuments.'

1. The physical 'layout' of the Listed building and the structure;
2. Their ownership, past and present; and,
3. Their use or function, past and present.

What does this mean for owners of Curtilage Listed Buildings?

Buildings that have a relationship to a Listed Building may also be covered by the listing even if they are in a different ownership. Common examples of such buildings are:

- Barns on a site where a farmhouse is listed
- Outbuildings to a Listed Building
- Stables or coach houses, where the main house is listed
- Garden structures in an historic landscaped park where the main house is listed
- Walls or railings on a site where other buildings are listed
- Grave stones and monuments in a church yard where the church building is listed.

How can I find out if my building is curtilage listed?

Where change is proposed to a building that may be Curtilage Listed this would have to be determined by Darlington Council. In view of the number of Listed Buildings in the Borough and potentially large number of related buildings there could be many buildings that meet the above criteria as being Curtilage Listed where a formal determination has not been made previously. It is therefore in the interests of an owner or anyone else wanting to carry-out any works to an old building, on a site where there is one or more Listed Buildings, to enquire of the Council at an early stage. Legal precedent has shown that an owner not being informed of Curtilage Listing is no defence for unauthorised works when a building is considered to meet the criteria.

Further Advice

Historic Assets Officer, Darlington Borough Council, email:

UrbanDesign.Conservation@darlington.gov.uk

[Historic England](#) [External link]