



Historic England

# Building Preservation Notice (BPN)

December 2015

## Introduction

This guidance describes what a 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 local planning authority serves a BPN on the owner of the building and then must also request that the building be considered for listing by Historic England.

All applications for listing triggered by a BPN should be submitted by the local planning authority to Historic England via the [online application form](#) on the Historic England website. You must also upload a copy of the BPN. The application should be supported by



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as much information as possible, including a location plan and photographs of the building. For more information on how to complete the form please see our [Apply for Listing](#) page on the Historic England website.

## What happens next?

Historic England, the government's statutory adviser on the historic environment, will 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 the Department for Culture, Media and Sport (DCMS) either includes the building in the statutory list or notifies the local planning authority in writing that it does not intend to do so. A BPN entry will appear on the [National Heritage List for England](#) (NHLE) until expiry.

The NHLE is an online database, which brings together all nationally designated heritage assets in one place. For listed buildings the NHLE is the statutory record.

The planning authority must notify the owner and occupier if the DCMS decides not to list the building and may not serve another BPN in respect of that building within 12 months of the notification (as per 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 the notification).

If the Secretary of State is satisfied that the building is of special architectural or historic interest, then 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 DCMS to request that the Secretary of State reviews the decision. More information on [reviews](#) is available from the Historic England website.

## Contact Details

[listing.enquiries@HistoricEngland.org.uk](mailto:listing.enquiries@HistoricEngland.org.uk)

If you require an alternative accessible version of this document (for instance in audio, Braille or large print) please contact our Customer Services Department:

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