

Perth and Kinross Council
Development Management Committee – 14 May 2014
Report of Handling by Development Quality Manager

Alterations and extension of former public building (Class 10) to form hotel (Class 7) with related facilities and other ancillary accommodation, Perth City Hall, King Edward Street, Perth, PH1 5UG

Ref. No: 14/00298/LBC
Ward No: 12– Perth City Centre

Summary

This report recommends approval of the application for alterations and extension of former public building (Class 10) to form hotel (Class 7) with related facilities and other ancillary accommodation as the development is considered to comply with the Development Plan.

Background and Description

- 1 Listed Building consent is sought for alterations to the Perth City Hall to form a Class 7 Hotel with related facilities and other ancillary accommodation. The current City Hall is located in the heart of Perth's City Centre in the St John's area and is listed as key building within the Conservation Area Appraisal. The building's main entrance is on the western boundary which fronts King Edward Street and St John's shopping centre. The buildings to the north and south of the City Hall on St John's Place and South St John's Place predominantly consist of restaurant and café uses on the ground floors with residential accommodation on the upper floors. This area forms Perth's café quarter. St John's Kirk, a townscape landmark and arguably the most important building in the city due to its importance in the founding of the medieval burgh, is located to the east of the site, it is Listed Category A. There is an associated full planning application for the change of use of the building (14/00297/FLL).
- 2 It should also be noted that there is a current application for the demolition of the City Hall under consideration (14/00292/LBC). An extant planning consent for the formation of a City Square on the site of the City Hall also exists (11/01082/FLL).

Background

- 3 Perth City Centre has diverse townscape character, with areas of high quality Georgian and Victorian development. It is an important retail centre also serving residents from surrounding smaller towns, at the same time retaining important elements of its historical built environment. It is popular with tourists for its character, appearance and amenities.
- 4 The current adopted Tayplan 2012 and Local Development Plan 2014 provide a strategic vision for the region and a framework for the city centre. This sets

out the Council's aspiration for a vibrant and viable city centre with a high quality environment and diverse range of land uses which serves its hinterland.

- 5 The St John's area where the City Hall is located is one of the earliest areas of the city to have developed. Historical maps show that area around St John's Kirk has evolved over time and has had considerable phases of development. The area where the current City Hall was erected previously contained the Session building, an earlier City Hall, and an open market space. The Local Development Plan indicates that the City Hall is located in the Perth prime retail core, where retail use is encouraged, but also in an area where the Council will support and encourage the development of Class 2 and 3 uses (building societies, estate agents, restaurants and cafes).
- 6 There is an extensive background to the City Hall site and in order to provide context for this application this is outlined in detail below.
- 7 In January 1996, following a public consultation exercise for a proposal to demolish the City Hall and to construct a replacement at Horse Cross, the former District Council agreed to "make application for financial assistance to the Millennium Commission for the creation of a new city square and the erection of a new City Hall at Horse Cross". The new Perth Concert Hall at Horse Cross was subsequently opened in 2005, however the planned removal of the City Hall and the creation of a public space did not proceed at that time. The Council took the view that given the building's importance it would be prudent to attempt to market it before reverting to its Development Plan objective of creating a new city square.
- 8 Therefore, in February 2004 the Council agreed to advertise the City Hall as a development opportunity to establish the case for potential re-use. Marketing resulted in Wharfside Regeneration coming forward with a mixed use retail development focusing on speciality retailing and restaurant uses with a design that increased the permeability of the building. This proposal was approved in 2006. The design proposals were consistent with conservation objectives in that they minimised the intervention to the fabric of the building and met some of the Council's objectives in relation to an improved setting for St John's Kirk. The scheme provided for enhanced views of the church and better integrated the City Hall with surrounding exterior space. The uses were consistent with the Development Plan framework and analysis of retail capacity, performance and opportunities within the city centre at that time.
- 9 In 2008, following failure to secure key retail tenants, Wharfside amended its proposals to increase non-retail uses within the building and reduce the opening at the east end of the building adjacent to St John's Kirk. They were granted planning consent and an extension of time to do so. The Council subsequently received indicative proposals from Wharfside in respect of further alternative design and uses for and a proposed new sole sub-tenant in the form of Artspace Scotland. Unfortunately, neither Wharfside nor Artspace were able to progress the proposed alternative development. Following a report to Council on 2 September 2009, it was agreed to terminate the agreement with Wharfside and bring forward options for the building.

- 10 Subsequently the Council agreed to undertake consultation with the public and key stakeholders on all previously identified options for the Perth City Hall and how these might assist in delivering its vision for a vibrant and viable city centre with a high quality environment and diverse range of land uses. The options for consultation were agreed as:
- (i) Do nothing/do minimum
 - (ii) Re-use of the building
 - (iii) Partial demolition
 - (iv) Full demolition of the City Hall and creation of a civic square/public space
 - (v) Full demolition and redevelopment on part of the site.
- 11 To evaluate fully the tangible and intangible costs and benefits of the options to the economy and community, as well as the risks associated with the various options, Locum Consulting and Colliers International were instructed to carry out an HM Treasury 'Green Book' appraisal of all previously identified options which provides a framework to ensure consistency and transparency in the appraisal process of all policies, programmes and projects throughout government. The consultants remit was to 'utilise Perth and Kinross Council's property assets in such a way that delivers best value for Perth and the Local Authority area'. The process set out to establish and evaluate the costs and benefits of each of the options in financial, socio-economic, environmental, time, risk and quality terms through the review of comparators, best practice and development appraisal. This June 2010 appraisal concluded that demolition and creation of a square would deliver significant economic and community benefits.
- 12 The Council therefore agreed to the preparation of proposals for a square for full consideration through the planning process following consultation with the public, directly affected parties and key stakeholders. This has helped inform the decision making process by providing evidence in relation to public and business support and potential use of the space.
- 13 This subsequently led to the application for the civic square under application 11/01082/FLL referred to in paragraph 1 above which was approved in December 2011.
- 14 Although planning permission was granted for the proposed development of a city square, an application for LBC for the demolition of the building was refused (Ref. No: 11/01083/LBC) by Historic Scotland based on the following:
- "The proposal is contrary to Scottish Historic Environment Policy as there is a lack of evidence that:*
- *the anticipated benefits for Perth can only be delivered by the demolition of the building and that similar benefits cannot be achieved through its retention and conversion;*
 - *there are no alternative sites which might offer similar benefits; and*
 - *there is no alternative to demolition via marketing to potential restoring purchasers at a price reflecting its location and condition for a reasonable period".*

- 15 Following this decision, the Council determined that the most appropriate course of action was to carry out a re-marketing of the building, and appointed Jones Lang LaSalle (JLL) to carry this out. This was in order to demonstrate the viability and wider economic benefits of any proposals, and to seek comfort in terms of the availability of funding for any proposals. A report was then prepared outlining the outcomes of this marketing exercise.
- 16 After two stages of marketing, one bid was received from the Perth City Market Trust (PCMT) on 31 October 2013. PCMT proposed to convert the City Hall into a mixed use development comprising the retail sale of local food produce and space for additional community enterprises and cultural uses.
- 17 The bid received was analysed by Jones Lang LaSalle (JLL) on behalf of the Council and concluded that “the deliverability of their concept in terms of the proposed commercial terms, business case and funding arrangements are, in our opinion, lacking in detail and raise significant concerns regarding the ability of PCMT to deliver the project”.
- 18 Based on the above conclusion, the marketing report recommends that the Council:

“(i) Note the advice received by Jones Lang LaSalle in respect of offer submitted by Perth City Market Trust.

(ii) Reject the offer by Perth City Market Trust on the basis of insufficient supporting information in respect of the Heads of Term, commercial viability, funding and economic benefits as required in relation to the submission criteria.

(iii) Instruct the Executive Director (Environment) to resubmit an application for demolition of the building for determination by Scottish Ministers.”

- 19 Following this process an application for the demolition of the City Hall was registered on 17 February 2014 and is currently under consideration.
- 20 This application for listed building consent and an associated planning application for the change of use of the City Hall to a hotel was received on 18 February 2014.

Proposal

- 21 The proposed hotel will comprise a 32 bedroom, five star rated hotel with amenities including a restaurant, bar, banqueting facilities and outdoor terrace area. The hotel is proposed over 3 floors with terraces proposed at roof level. The existing balcony seating area within the main hall is proposed for removal to divide the main hall into the proposed three storey bedroom accommodation with the accommodation positioned to take account of existing window positions.

Basement

- 22 The under build areas at basement level are proposed to be altered to accommodate plant space, storage and some office space.

Ground Floor

- 23 The existing main entrance from King Edward Street will be utilised as the entrance into the foyer area of the hotel. The ground floor entrance area is proposed to house the reception area, toilet facilities, luggage area and staff office accommodation. 10 bedrooms are proposed at ground floor level. The lesser hall is to be retained entirely to accommodate a dining hall/banqueting/function area with space for 100 covers. A service entrance is proposed on the north elevation from St John's Place.

First Floor

- 24 The first floor is to accommodate 13 bedrooms and the hotel's kitchen.

Second Floor

- 25 The work proposed to the second floor will allow the decorative vault ceiling to be exposed as much as possible with various historic features exposed within 9 bedrooms proposed at this level. The proposed restaurant at the eastern end of the building will also allow a full bay of the main hall ceiling to be exposed and will open out onto an outdoor terrace area which will face towards Kirkside and to the St John's Kirk to the east. This restaurant is proposed to be open to the public and will have space for 180 covers (with 30 covers on roof terrace – weather permitting).

Roof Level

- 26 At roof level the unused flat roof areas are proposed to be utilised as terraces for the bedrooms at second floor level. A larger outdoor terrace area is also proposed to serve the restaurant at second floor level as described above.
- 27 In total the overall hotel accommodation equates to 4,500m².

NATIONAL POLICY AND GUIDANCE

- 28 The Scottish Government expresses its planning policies through the National Planning Framework (NPF) 1 and 2 the Scottish Planning Policy (SPP) and Planning Advice Notes (PAN).

The Scottish Planning Policy 2010

- 29 The SPP is a statement of Scottish Government policy on land use planning and contains:
- the Scottish Government's view of the purpose of planning,

- the core principles for the operation of the system and the objectives for key parts of the system,
- statutory guidance on sustainable development and planning under Section 3E of the Planning etc. (Scotland) Act 2006,
- concise subject planning policies, including the implications for development planning and development management, and
- the Scottish Government's expectations of the intended outcomes of the planning system.

30 The following sections of the SPP are of particular importance in the assessment of this application:-

- Paragraphs 45-48, 52-61 Economic Growth.
- Paragraphs 110-117, 123-124 Historic Environment.
- Paragraphs 142-145 Protected Species.
- Paragraphs 149-158 Open Space and Physical Activity.

31 The following Scottish Government Planning Advice Notes (PAN) are also of interest:-

- PAN 2/2011 Planning and Archaeology
- PAN 60 Planning for Natural Heritage

32 The following documents from Historic Scotland are also of crucial importance in the determination of the application:-

- Scottish Historic Environment Policy July 2009 (SHEP)
- Managing Change in the Historic Environment guidance series

TAYPlan Strategic Development Plan 2012-2032

33 The TAYplan sets out a vision for how the region will be in 2032 and what must occur to bring about change to achieve this vision. The vision for the area as set out in the plans states that:

“By 2032 the TAYplan region will be sustainable, more attractive, competitive and vibrant without creating an unacceptable burden on our planet. The quality of life will make it a place of first choice where more people choose to live, work, study and visit, and where businesses choose to invest and create jobs”

34 The principal relevant policies are in summary: -

Policy 2: Shaping Better Quality Places

Seeking to shape better quality places through requiring new development to be fit for place, supporting more sustainable ways of life for people and businesses.

Policy 3 : Managing Tayplan’s Assets

- 35 Understanding and respecting the regional distinctiveness and scenic value of the TAYplan area through:
- ensuring development likely to have a significant effect on a designated or proposed Natura 2000 sites (either alone or in combination with other sites or projects), will be subject to an appropriate assessment. Appropriate mitigation requires to be identified where necessary to ensure there will be no adverse effect on the integrity of Natura 2000 sites in accordance with Scottish Planning Policy;
 - and safeguarding habitats, sensitive green spaces, forestry, wetlands, floodplains (in-line with the water framework directive), carbon sinks, species and wildlife corridors, geodiversity, landscapes, parks, townscapes, archaeology, historic buildings and monuments and allow development where it does not adversely impact upon or preferably enhances these assets;

Policy 7: Town Centres

- 36 Whilst there is no policy which is directly applicable, the text relating to town centres is relevant. It states ‘the region’s town centres are where many businesses, services and facilities are located and are some of the most accessible locations by a range of transport modes. Protecting and enhancing the vitality and viability of all centres, and particularly town centres, directly contribute to providing good quality places and to the region’s economic competitiveness. Therefore the mix and quality of town centres and their land uses have a critical role in delivering the vision and objectives of this Plan’.

Local Development Plan (LDP) 2014

- 37 The LDP sets out a vision statement for the area and states that:

“Our vision is of a Perth and Kinross which is dynamic, attractive and effective which protects its assets whilst welcoming population and economic growth.”

- 38 The Plan recognises that the majority of that growth focuses on Perth City and its Core area. The application site is identified as part of a Town and Neighbourhood Centre (Prime Retail Core).

- 39 The principal relevant policy is in summary:-

HE2 Listed Buildings

- 31 There is a presumption in favour of the retention and sympathetic restoration, correct maintenance and sensitive management of listed buildings to enable them to remain in active use. The layout, design, materials, scale, siting and use of any development which will affect a listed building or its setting should be appropriate to the buildings character, appearance and setting.

Other Policies and Documentation

32 In addition the following documents are relevant in the determination of the application:

- Putting A New Heart in Perth 1996
- Perth Economic Development Strategy and Action Plan 1997: A vision for 2010
- Perth Economic and Environmental Audit 1996
- Perth Farmers' Market Economic Impact Study 2005
- Perth Concert Hall and Perth Theatre Impact Assessment 2008
- Perth City Hall Precinct Study 1992
- Perth City Environmental Improvements 2000
- Perth Central Conservation Area Appraisal 2008

Planning Site History

98/01525/FUL - Change two basement windows to louvered grilles, 14.04.1998

00/00051/FUL - Siting of farmers market on first Saturday of every month, 17.05.2000

04/00506/NID - Addition of wall mounted street lighting, 05.07.2005

06/00537/LBC - Removal of organ for refurbishment and relocation, 12.06.2006

06/01169/FUL - Alterations to and change of use of city hall to form speciality shopping centre with restaurants and market stalls, 09.11.2006

06/01170/LBC - Alterations to and change of use of city hall to form speciality shopping centre, 09.11.2006

08/00478/FUL - Alterations to and change of use of city hall to form speciality shopping centre containing shops, restaurants, market stalls and event space (amendment of 06/01169/FUL), 04.06.2008

08/00479/LBC - Alterations to and change of use of city hall to form speciality shopping centre containing shops, restaurants, market stalls and event space (amendment to 06/01170/LBC), 27.06.2008

11/01082/FLL Demolition of City Hall and construction of a new City Square – Approved 02.12.2011

11/01083/LBC Demolition of City Hall and construction of a new City Square – Refused 9 May 2012

CONSULTATIONS

33 **Historic Scotland** – Welcome the application which seeks to retain and adapt the building. Consider interventions to be clear and minimal as possible to

enable hotel use and therefore most significant elements of the City Hall would be retained. They also believe the conversion scheme would bring the potential added value of significant economic benefits to the City Centre.

REPRESENTATIONS

- 34 Three letters of representation have been received all of which support the application.
- 35 The letters raise the following issues:
- § Sustainable re-use of listed building
 - § Increase footfall and create employment
 - § Preference for this scheme rather than the demolition of the building and creation of square.

ADDITIONAL STATEMENTS

36

Environment Statement	Not required
Screening Opinion	Not required
Environmental Impact Assessment	Not required
Appropriate Assessment	Not required
Design Statement / Design and Access Statement	Submitted
Report on Impact or Potential Impact	Conservation Statement, Supporting Planning Statement and Economic Feasibility Study submitted.

APPRAISAL

Policy

- 37 In accordance with Regulation 5 of the Town and Country Planning (Listed Buildings and Buildings in Conservation Areas) (Scotland) Regulations 1987 the listed building application has been advertised in the Local Press, Edinburgh Gazette and a site notice was posted on the 21 February 2014.
- 38 The determining issues in this case are:- the statutory requirement under Section 14 and 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 for the planning authority to have special regard to the desirability of preserving the building or its setting or any features of special architectural historic interest which it possesses; whether the proposal complies with development plan policy; whether the proposal complies with supplementary planning guidance; or if there are any other material considerations which justify a departure from policy.

Policy Appraisal

- 39 Policy HE2 of the Local Development Plan states that there is a presumption in favour of the retention and sympathetic restoration, correct maintenance and sensitive management of listed buildings to enable them to remain in active use and that any proposed alterations or adaptations to help sustain a building's beneficial use should not adversely affect its special interest.
- 40 In general terms this proposal enables the retention of the listed building. The external and internal alterations are considered to be of an appropriate level to enable the building to be converted into a hotel use.
- 41 The Scottish Historic Environment Policy mirrors the LDP and indicates that listed buildings, like other buildings, require alteration and adaptation from time to time if they are to remain in beneficial use and will be at risk if such alteration and adaptation is unduly constrained (3.41). However, listed building applications should demonstrate that, in arriving at a strategy for intervention, the importance of the building has been clearly understood and those features which contribute to its special interest have been identified (3.42).

Impact on Listed Building

- 42 In terms of intervention the largest impact of the proposals will be within the main hall (former auditorium). The tiered horse-shoe gallery is to be removed and two new floor plates installed. The Design & Access Statement indicates that the sub-division of the main hall is necessary to achieve a viable hotel scheme and "whilst this is an alteration that impacts upon the building's character, the sub-division is not ruled out as an option by the conservation statement". The Planning Statement suggests that the impacts on the main hall and void are an inevitable consequence of the building's re-use and are mitigated by the retention of the ceiling within the separate spaces at the upper level, the lesser hall (as a restaurant space) and the main stairways in their present form.
- 43 The proposed mitigation measures are considered appropriate and involve the retention of important features. Some discussion has taken place regarding the retention of a relatively small proportion of the vertical space within the main hall in order to provide some degree of historical and visual reference. It is noted, however that the proposed restaurant at second floor level enables a large portion of the roof space to be visible from the proposed public area and therefore parts of this important visual feature of the listed building will still be appreciated within the scheme.
- 44 Furthermore within each of the top floor rooms the related section of the existing ceiling will remain exposed giving each a special and unique internal quality and a clear reminder of the original structure. The applicant's agent has indicated that seeking a vertical line of sight between ground floor level and the ceiling would not be practical in terms of the loss of floorspace over two levels and the resultant reductions in room numbers and size/usability/practicality of the proposed public areas. I believe it is inevitable that the internal layout of the

building has to be altered to accommodate the use proposed but that the arrangement proposed makes best use of the existing building and retains a number of the historic elements of the building. I am satisfied that, despite the lack of a vertical link between ground floor and the ceiling, the overall scheme is an appropriate re-use of the listed building and the majority of its important historic features are retained.

- 45 It is noted that the upper level sub-division is to be restricted to allow the decorative vault to be exposed as much as possible. The Design & Access Statement indicates that the gilded cartouches will be features within the new bedrooms. It also states that a full bay ceiling will be preserved within the restaurant area and the space division ordered so that the proscenium arch will be retained and featured. A condition is recommended to ensure details of how the new walls will be attached to the ceiling are submitted for approval.
- 46 The alterations to the exterior of the building will be relatively minimal. Additional windows for bedrooms at first floor level are to be inserted on the north and south elevations. These are centred above the existing ground floor windows and will not adversely affect the original architecture of the building. A doorway on each of these elevations will be lowered and steps removed to form level access. An existing non-original ramp on the north elevation will be removed and the original doorway here re-instated.
- 47 The only alteration on the west (principal) elevation will be the removal of the stone steps to the north and south entrance doors and new glazed platform lifts inserted within these recesses. The steps to the central doorway will remain.
- 48 On the east elevation a new glazed inset dormer will be formed in the existing pitched roof. This will access a roof terrace area for the restaurant. No other alterations to this elevation are proposed.
- 49 It is recommended that conditions are attached to ensure further details of:-
 - § All new partitions at second floor level indicating how they will be attached to the existing decorative plasterwork ceiling of the former main hall;
 - § The new windows on the north and south elevations;
 - § The glazed platform lifts on the west elevation.
- 50 Furthermore it is recommended that precautions are taken to secure and protect the interior features against accidental loss, damage or theft during buildings works. No such features shall be disturbed or removed temporarily or permanently except as indicated on the approved drawings or with prior approval in writing of the Council. This can be covered by a suitably worded condition.
- 51 Any hidden historic features which are revealed during the course of works shall be retained in situ, work suspended in the relevant area of the building and the Council as local planning authority notified immediately. Provision shall be made for the retention and/or proper recording, as required by the Council. Again this can be covered by a condition.

- 52 Overall the intervention into the listed building is considered to be minimal. The majority of the historic features of the building are to be retained and in my view the scheme makes best use of the building in order to provide the hotel use.

Planning Authority with an Interest in the Land

- 53 The Town and Country Planning (Notification of Applications) (Scotland) Direction 2009 advises on the procedure for notification of planning applications to the Scottish Ministers for developments in which planning authorities have an interest in. The Direction states that notification to the Ministers is only required where the proposal involves a significant departure from the authority's own Development Plan. As the recommendation of approval is not a significant departure from the Development Plan, a notification to the Ministers is not required.

Legal Agreements

- 54 None required.

Conclusion and Reasons for Recommendation

- 55 The proposal involves limited intervention to the external fabric of the building and as such the overall character of the Listed Building is being retained. The works proposed will result in a completed scheme which meets the overarching aims of the Local Development Plan by introducing a viable commercial use into the building. The overall use will help to improve the vitality and viability of the City Centre and potential lead to further economic investment in the locality. In conclusion, the application must be determined in accordance with the adopted Development Plans unless material considerations indicate otherwise. In this respect, the proposal is considered to comply with the adopted Local Development Plan 2014 and Tayplan 2012. I have taken account of material considerations, including the Scottish Historic Environmental Policy and find none that would justify overriding the adopted Development Plan. On that basis the application is recommended for approval subject to conditions.

Recommendation

A Approve the application subject to the following conditions:

- 1 The proposed development must be carried out in accordance with the approved drawings and documents, unless otherwise provided for by conditions imposed on the planning consent.

Reason - To ensure that the development is carried out in accordance with the plans approved.

- 2 Prior to the installation of any of the replacement windows full design details including large scale elevations and section drawings of the proposed replacement windows on the north and south elevations shall be submitted for

the written approval of the Planning Authority. The details, as approved, shall be implemented as part of the site development.

Reason – To protect the character of the listed building

- 3 Prior to the installation of the glazed platform lifts on the west elevation full design details including large scale elevations and section drawings of the glazed platform lifts shall be submitted for the written approval of the Planning Authority. The details, as approved, shall be implemented as part of the site development.

Reason - To protect the character of the listed building

- 4 No new plumbing, pipes, soil-stacks, flues, vents or ductwork shall be fixed on the external faces of the building unless shown on the drawings hereby approved.

Reason - To protect the character of the listed building

- 5 No new grilles, security alarms, lighting, cameras or other equipment shall be fixed on the external faces of the building unless shown on the drawings hereby approved.

Reason – To protect the character of the listed building

- 6 Prior to the commencement of any development full design details including large-scale elevation and section drawings shall be submitted for all new partitions at second floor level indicating how they will be attached to the existing decorative plasterwork ceiling of the former main hall. The details, as approved, shall be implemented as part of the site development to the satisfaction of the Council as Planning Authority.

Reason – To protect the character of the listed building

- 7 Any hidden historic features which are revealed during the course of works shall be retained in situ, work suspended in the relevant area of the building and the Council as local planning authority notified immediately. Provision shall be made for the retention and/or proper recording, as required by the Council.

Reason – To protect the character of the listed building

- 8 Precautions shall be taken to secure and protect the interior features against accidental loss or damage, or theft during the building work. Prior to the commencement of development, details shall be submitted to and approved by the Council as local planning authority outlining a statement of how this will be achieved, and the relevant work carried out in accordance with such approval. No such features shall be disturbed or removed temporarily or permanently except as indicated on the approved drawings or with prior approval in writing of the Council.

Reason - To protect the character of the listed building

B JUSTIFICATION

The proposal is considered to comply with the Development Plan and there are no other material considerations that would justify a departure there from.

C PROCEDURAL NOTES

None

D INFORMATIVES

- 1 This listed building consent will last only for 3 years from the date of this decision notice, unless the development has been started within that period (see section 16 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, as amended by Section 20 of the Planning etc (Scotland) Act 2006.
- 2 This application is covered by Historic Scotland's scheme for non-notifiable listed building consent applications and is therefore not required to be ratified by Historic Scotland. The application will require to be sent to Historic Scotland within 5 days of Listed Building Consent being issued for monitoring purposes.

Nick Brian
Development Quality Manager

Background Papers: Three letters of representation.

Contact Officer: John Williamson – Ext 75360

Date: 24 April 2014

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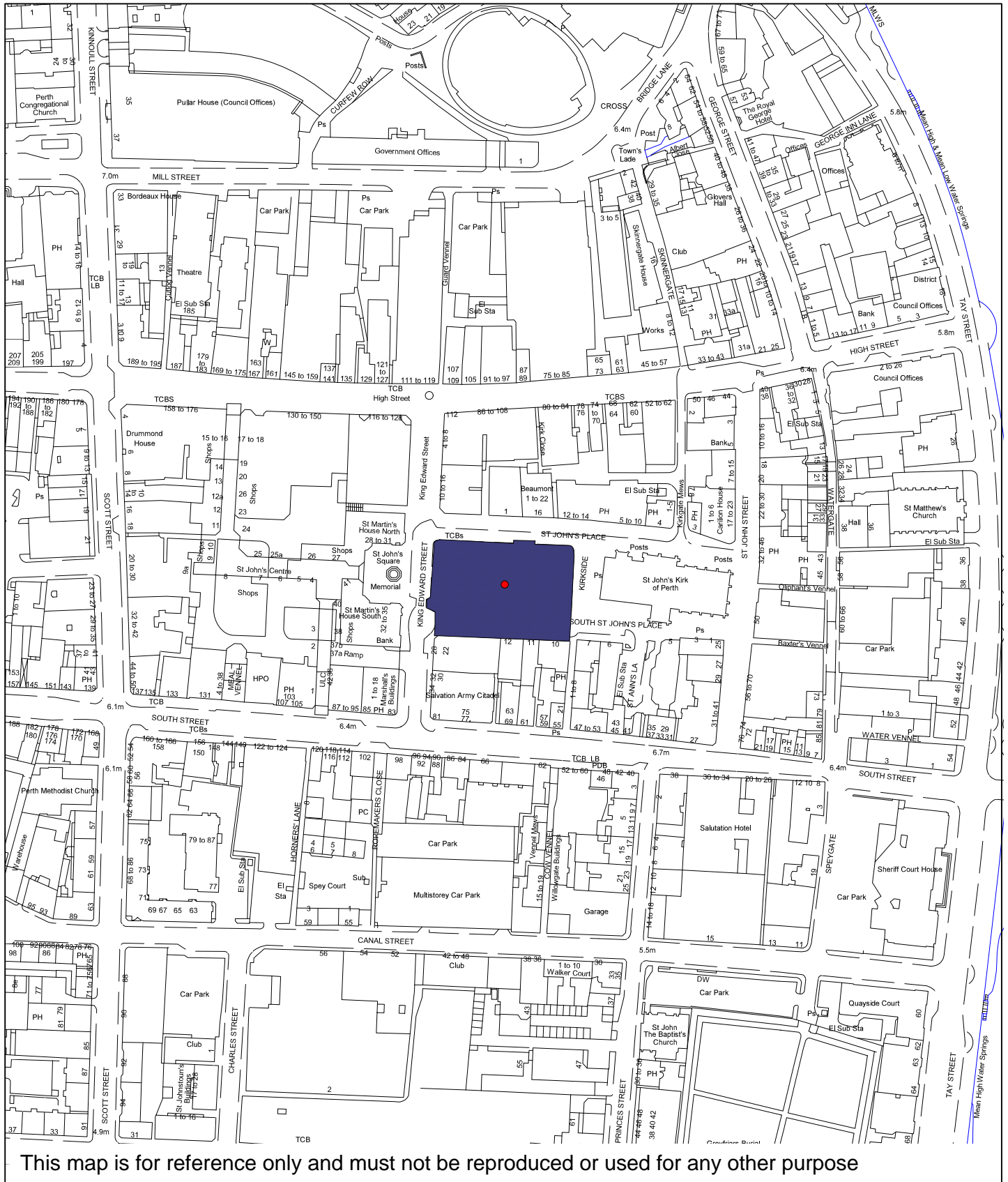
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Perth & Kinross Council

14/00298/LBC

Perth City Halls King Edward Street

Alterations, extension & c/u to hotel



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1:2500

